



**24 Carlton Terrace, Cross Keys, Newport, NP11 7BU**

**Guide Price £320,000**

\*\* GUIDE PRICE £320,000 - £330,000 \*\* BEAUTIFUL PERIOD FAMILY HOME \*\* SYMPATHETICALLY RESTORED \*\* UTILITY AREA \*\* THREE DOUBLE BEDROOMS \*\*

This charming family home on CARLTON TERRACE, CROSS KEYS, this beautifully presented THREE-BEDROOM SEMI-DETACHED period property offers a perfect blend of modern living and classic character. Ideal for families, the home boasts TWO generous RECEPTION ROOMS, providing ample space for relaxation and entertaining. The MODERN KITCHEN, complete with a UTILITY AREA, is designed for both functionality and style, making it a delightful space for culinary pursuits. Each of the THREE DOUBLE BEDROOMS is well-proportioned, ensuring comfort for all family members. The LOFT CONVERSION adds a unique touch, featuring a SHOWER ENSUITE that enhances the property's appeal and provides additional privacy. This home is not only aesthetically pleasing but also conveniently located, with easy access to LOCAL TRANSPORT LINKS and amenities, making daily life a breeze. Whether you are looking for a family home or a property with character, this semi-detached house is a wonderful opportunity that should not be missed.

EPC - TBC  
COUNCIL TAX - C (Caerphilly)



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## ENTRANCE

Enter through a wooden front door with stained glass inset.

## ENTRANCE HALL

Solid wood floor, under stairs storage cupboard, stairs to the first floor, central heating radiator.

## LIVING ROOM/DINING ROOM

12'4" x 27'7" (3.78 x 8.41)

Double glazed oval bay window to the front, double glazed window to the side and French doors to the rear, two central heating radiators, feature fireplace with open fire in the living room, log burner in the dining room, picture rail, original alcove shelving in dining room

## KITCHEN

9'6" x 14'7" (2.90 x 4.47)

Shaker style kitchen fitted with a range of base and wall units with a marble work surface, porcelain inset sink, integrated dish washer, original alcove shelving, space for a gas range cooker, space for an American style fridge freezer, "original" mosaic tiled floor leading to open utility area, central heating radiator, double glazed window to the side.

## UTILITY

Wall mounted combi boiler, plumbing for automatic washing machine and tumble drier, central heating radiator, double glazed window to the side, double glazed door to the rear, original tiled floor.

## STAIRS TO FIRST FLOOR-LANDING

ladder to the loft, stairs to loft room, doors to:

## BEDROOM ONE

16'7" x 14'0" (5.07 x 4.27)

Double glazed oval bay window and single window to the front, central heating radiator, feature "original cast iron fireplace", picture rail

## BEDROOM TWO

13'0" x 10'6" (3.98 x 3.21)

Double glazed window to the rear, central heating radiator, "original cast iron fireplace".

## BEDROOM THREE

9'4" x 11'2" (2.86 x 3.42)

Double glazed window to the side, central heating radiator, "original cast iron fireplace".

## FAMILY BATHROOM

9'9" x 7'10" (2.99 x 2.41)

Freestanding claw foot bath with hand held shower over, high level WC, vanity wash hand basin, central heating radiator, obscured double glazed window to the side, picture rail, lower part of the wall is panelled

## STAIRS TO LOFT

8'0" x 23'5" (2.45 x 7.14)

Fire door leading to loft with double glazed window to the side, bay window to the side, three velux windows, two central heating radiators,

## ENSUITE

4'11" x 5'6" (1.51 x 1.69)

Step in shower cubicle, low level WC, wall mounted wash hand basin, chrome towel rail, velux window, walls and floor tiled in ceramics.

## IMPORTANT NOTE

This property benefits from many original features including internal doors, picture rails and coving together with cast iron fireplaces in all bedrooms.

## OUTSIDE

FRONT- Forecourt to the front

SIDE- Pedestrian access to rear

REAR- Low maintenance garden with decked area (originally off road parking) gated access to the rear lane, brick built shed with power ad light.

## TENURE

We have been advised freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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