



## 39 Tredegar Street, Crosskeys, NP11 7PW

Asking Price £190,000

**\*\*STONE FRONTED FAMILY HOME IN POPULAR LOCATION\*\***

Nestled in the popular area of Crosskeys, this delightful MID TERRACE PROPERTY offers a perfect blend of comfort and convenience. With its attractive stone front, the property boasts TWO RECEPTION ROOMS providing ample space for relaxation and entertaining. The newly fitted kitchen is a highlight, designed to meet modern needs while maintaining a warm and welcoming atmosphere.

This home features THREE BEDROOMS making it ideal for families or those seeking extra space. Additionally, the property includes OFF ROAD PARKING to the rear for one vehicle, a valuable asset in this sought-after area close to local amenities including primary school, coleg Gwent, the fabulous WAUNFAWR PARK and within walking distance to the train station which offers direct access to CARDIFF CITY CENTRE.

This fabulous home is ready to move into, so don't miss out book your viewing today.

EPC RATING: D  
COUNCIL TAX BAND: B



70 Tredegar Street Risca NP11 6BW  
Telephone: 01633 838888 Email: [risca@sageandco.co.uk](mailto:risca@sageandco.co.uk)

## ENTRANCE

Enter through a double glazed front door.

## ENTRANCE HALLWAY

Under stairs storage cupboard, doors to:

## LIVING ROOM

10'0" x 11'1" to chimney breast (3.06 x 3.39 to chimney breast)

Double glazed window to the front, central heating radiator, fireplace.

## SECOND RECEPTION ROOM/DINING ROOM

11'7" x 11'6" to chimney breast (3.54 x 3.53 to chimney breast)

Double glazed window to the rear, central heating radiator, feature fireplace, leading through to inner hall,

## INNER HALL

Stairs to the first floor, door to kitchen

## KITCHEN

7'11" x 11'8" (2.43 x 3.58)

Newly fitted base and wall units, rolled edge work surface, inset polycarbonate sink unit with mixer tap over, integrated gas hob and electric oven, plumbing for automatic washing machine, space for fridge/freezer, central heating radiator, double glazed window and door to the side.

## FAMILY BATHROOM

7'9" x 7'5" max (2.38 x 2.28 max)

Panelled bath with mixer tap and shower over, glass shower screen, low level WC, pedestal wash hand basin, central heating radiator, obscure double glazed window to the rear.

## STAIRS TO THE FIRST FLOOR - LANDING

Loft access (loft is partially boarded with power and light, doors to:

## BEDROOM ONE

11'9" x 9'7" (3.59 x 2.93)

Double glazed window to the rear, central heating radiator, storage cupboard housing combi boiler.

## BEDROOM TWO

12'2" x 7'3" (3.73 x 2.21)

Double glazed window to the front, central heating radiator.

## BEDROOM THREE

9'2" x 7'2" (2.80 x 2.19)

Double glazed window to the front, central heating radiator.

## OUTSIDE

REAR: Level low maintenance garden with off road parking, double gates leading to rear lane, large storage shed to remain.

## TENURE

We have been advised freehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		67	
(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			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

