



**216 Manor Way, Risca, , NP11 6AE**  
**Offers Over £159,995**

\* TWO BEDROOM FAMILY HOME WITH PANORAMIC VIEWS\* \*NO ONWARD CHAIN\*

Sage & Co are delighted to offer FOR SALE this SPACIOUS property set in the popular location of RISCA, within easy access to local schools, main bus routes and train station giving direct access to Cardiff City Centre. This property benefits from the most STUNNING PANORMAIC VIEWS over the countryside as far as the Bristol Channel.

The ground floor comprises; a LOUNGE/DINING ROOM with patio doors leading to a front patio area where the views can be enjoyed in a quiet setting. A good sized kitchen and GROUND FLOOR WC. To the first floor are two large bedrooms and the family bathroom. Further benefits include a rear tiered garden with shed and greenhouse. IDEAL FOR FIRST TIME BUYERS OR THOSE WISHING TO DOWNSIZE

Viewing is HIGHLY RECOMMENDED  
EPC Rating: TBC  
Council Tax Band: B  
TENURE: Freehold



70 Tredgar Street Risca NP11 6BW  
**Telephone:** 01633 838888 **Email:** risca@sageandco.co.uk

## ENTRANCE

Enter through a double glazed aluminium door with matching side panel

## PORCH

Stairs to first floor, parquet flooring, doors to;

## LIVING/DINING ROOM

20'2" x 15'6" max (12'4" x 9'5" min) (6.16 x 4.739 max (3.773 x 2.886 min))

'L' shaped room, double glazed window to rear, double glazed patio windows to front, two central heating radiators, feature fire place set in a brick feature wall.

## KITCHEN

15'3" x 9'10" max (5'1" x 8'10" min) (4.658 x 3.012 max (1.556 x 2.696 min))

Range of base and wall units, inset stainless steel sink unit with mixer tap over, integrated gas hob and eye level oven, plumbing for automatic washing machine, double glazed door and window to rear

## GROUND FLOOR WC

Low level WC, pedestal wash hand basin, central heating radiator, obscured glass double glazed window to front.

## STAIRS TO FIRST FLOOR

Double glazed window to front.

## BEDROOM ONE

11'4" x 9'9" (3.478 x 2.995 )

Single glazed window to rear, central heating radiator, storage cupboard housing gas combi boiler, sliding mirror wardrobe.

## BEDROOM TWO

18'3" x 8'10" max (15'1" x 4'1" min) (5.575 x 2.700 max (4.598 x 1.266 min))

Double glazed window to front and rear, central heating radiator, loft access.

## BATHROOM

Panelled bath, low level WC, vanity wash hand basin, central heating radiator, obscured glass double glazed window to front.

## OUTSIDE

FRONT: Steps up to a patio area which overlooks a vast green space with panoramic views of the countryside

REAR: Steps up to a tiered patio area with storage shed and greenhouse

## TENURE

Vendor advises freehold

