



6 Llanarth Square, Risca, , NP11 6EA

Asking Price £179,950

*** THREE BED FAMILY HOME IN IDEAL LOCATION*** NO ONWARD CHAIN***

Sage and Co are delighted to offer FOR SALE this THREE BED SEMI DETACHED HOME in the centre of Risca close to all local amenities including schools, health centre, supermarkets and with good road and rail links just a short distance away giving direct access to M4 motorway and the train giving direct access to CARDIFF CITY CENTRE.

The property offers TWO SITTING ROOMS, THREE BEDROOMS and a SPACIOUS FAMILY SHOWER ROOM to the first floor.

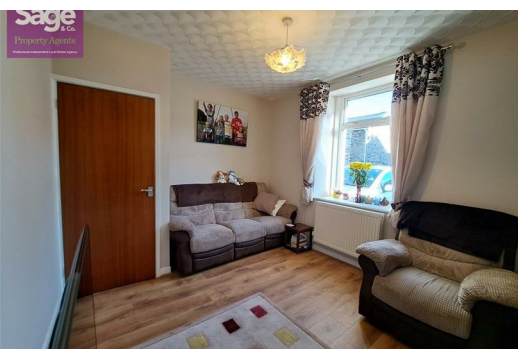
Outside is a low maintenance garden to the rear with a DRIVEWAY offering off road parking at the front for 2/3 cars.

This property is being sold with NO ONWARD CHAIN and would ideally suit a FIRST TIME BUYER

Book your viewing today not to be disappointed!!

EPC RATING: D

COUNCIL TAX BAND: C



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

www.sageandco.co.uk

ENTRANCE

Enter through a double glazed front door.

ENTRANCE HALLWAY

Central heating radiator, laminate flooring, stairs to first floor, doors to;

LIVING ROOM

9'10" x 11'10" (3.02 x 3.63)

Double glazed window to front, central heating radiator, wall mounted electric fire.

DINING ROOM

11'7" x 11'8" (3.55 x 3.58)

Double glazed window to rear, laminate flooring, central heating radiator, under stairs storage cupboard.

KITCHEN

11'6" x 7'5" (3.53 x 2.28)

Range of base units, rolled edge work surface, inset stainless steel sink unit with mixer tap over, plumbing for automatic washing machine, integrated gas hob and electric oven, central heating radiator, space for fridge freezer, double glazed door and window to side.

STAIRS TO FIRST FLOOR - LANDING

Loft access, doors to;

BEDROOM ONE

13'1" x 9'0" (4.01 x 2.76)

Double glazed window to front, central heating radiator, laminate flooring, airing cupboard housing gas combi boiler.

BEDROOM TWO

8'4" x 9'0" (2.56 x 2.76)

Double glazed window to rear, central heating radiator.

BEDROOM THREE

10'2" x 5'6" (3.12 x 1.70)

Double glazed window to front, central heating radiator, laminate flooring.

SHOWER ROOM

Walk in corner shower cubicle, close coupled WC, vanity wash hand basin, central heating radiator, storage cupboard, laminate flooring, obscured double glazed window to rear.

OUTSIDE

FRONT: Driveway accommodating two/three cars

SIDE: Pedestrian access via gate to rear garden

REAR: Paved patio area, brick built storage shed and outside WC, outside tap, gate to rear.

