



11a Danygraig Road, Risca, , Gwent NP11 6DB
Offers In The Region Of £110,000

****THREE BEDROOM FLAT** **SOUGHT AFTER LOCATION** **IDEAL INVESTMENT PROPERTY****

Sage and Co are pleased to offer for sale this spacious GROUND FLOOR FLAT located within walking distance of RISCA TOWN CENTRE, TRAIN STATION and BRECON AND MONMOUTHSHIRE CANAL.

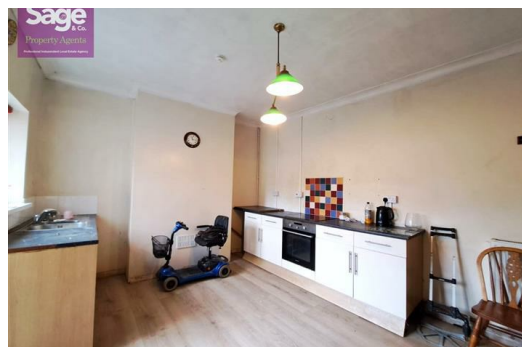
The property benefits from LIVING ROOM, KITCHEN/DINER, THREE BEDROOMS and SHOWER ROOM.

Further benefits include OFF ROAD PARKING for one vehicle.

This property has been partially renovated with a new gas combi boiler, newly installed shower room and two freshly plastered bedrooms.

This property is in an ideal location for anyone looking for a centrally located home or investment property.

EPC: D
COUNCIL TAX BAND: A
TENURE: FREEHOLD



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

ENTRANCE

Enter though a double glazed front door into;

COMMUNAL HALLWAY

Door to ground floor flat

ENTRANCE HALLWAY

Central heating radiator, under stairs storage, doors to:

LIVING ROOM

12'4" x 14'7" to chimney breast 14'5" to alcove (3.76 x 4.47 to chimney breast 4.41 to alcove)

KITCHEN/DINER

11'0" x 11'1" to chimney breast (3.37 x 3.40 to chimney breast)

Range of units, inset stainless steel sink unit with mixer tap over, integrated oven and hob, wall mounted gas combi boiler, central heating radiator, double glazed door and window to rear,

GROUND FLOOR SHOWER ROOM

7'8" x 5'9" (2.34 x 1.76)

Step in double shower cubicle, back to the wall toilet unit, vanity unit wash hand basin, central heating radiator, obscured glass double glazed window to side, non slip flooring, fully tiled walls,

BEDROOM ONE

10'10" x 11'4" (3.31 x 3.46)

Double glazed window to side, central heating radiator.

BEDROOM TWO

7'10" x 12'7" (2.40 x 3.85)

Two double glazed windows to side, central heating radiator

BEDROOM THREE

double glazed window to side, central heating radi (double glazed window to side, central heating radi)

Double glazed window to side, central heating radiator,

OUTSIDE

REAR: Parking for one vehicle

FRONT: Walled front garden

TENURE

Vendor advises Freehold

