



Plot 12 Second Phase, Isobel Court, Risca, NP11 6JH
Offers In Excess Of £250,000

****HELP TO BUY AVAILABLE** **CONTACT US TODAY TO MAKE YOUR RESERVATION****

Only three stunning semi detached properties remaining in this quiet cul de sac location close to local amenities and the town centre. The images displayed are of the previous show home and are an accurate depiction of the finish, fixtures and fittings of these quality family homes set on this desirable small development.

AGENTS NOTE:

All room sizes are approximate and the images displayed are of the former show home and are for illustration purposes only.



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

ENTRANCE HALLWAY

LIVING ROOM

13'10" x 12'1" approx (4.22 x 3.69 approx)

INNER HALLWAY/LOBBY

GROUND FLOOR WC

KITCHEN/DINER

15'5" x 9'3" approx (4.70 x 2.83 approx)

STAIRS TO FIRST FLOOR - LANDING

BEDROOM ONE

9'10" x 9'2" approx (3.00 x 2.81 approx)

ENSUITE SHOWER ROOM

BEDROOM TWO

10'9" max x 8'8" approx (3.28 max x 2.66 approx)

BEDROOM THREE

11'6" x 6'3" approx (3.52 x 1.93 approx)

FAMILY BATHROOM

OUTSIDE

FRONT: Paved driveway
SIDE: Pedestrian access to rear
REAR: Paved patio area

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
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