



46-48 St. Mary Street, Risca, , NP11 6GF
Offers Over £225,000

****RECENTLY RENOVATED DETACHED COTTAGE WITH ADDITIONAL OUTBUILDING****

Sage and Co are pleased to offer FOR SALE this THREE BED COTTAGE set in a popular area in the Town of Risca close to local amenities including school, main bus route and a short walk to the shopping area. To the ground floor are TWO RECEPTION ROOMS as well as a NEWLY INSTALLED KITCHEN AND SHOWER ROOM. the spiral staircase leads to the first floor offering THREE BEDROOMS .

Outside the property benefits from a good size level rear garden as well as OFF ROAD PARKING for two cars and a useful outbuilding (which used to be the quaintest flower shop in Risca)

Further benefits include Newly installed central heating, oak doors and new carpets to the stairs and first floor.

This property is being sold with NO ONWARD CHAIN and a viewing is advised to fully appreciate.

EPC RATING: D
COUNCIL TAX BAND: C



70 Tredegar Street Risca NP11 6BW

Telephone: 01633 838888 Email: risca@sageandco.co.uk

ENTRANCE

Double glazed front door

ENTRANCE PORCH

Two double glazed windows to sides, oak door to;

LIVING ROOM

11'3" x 14'4" (3.44 x 4.38)

Double glazed window to front, central heating radiator, wood block floor, stairs to first floor;

DINING ROOM

10'2" x 14'5" (3.10 x 4.40)

Double glazed window to front, central heating radiator, wood block floor,

INNER PORCH

6'6" x 8'3" (1.99 x 2.52)

Double glazed window and wooden door to rear, central heating radiator,

GROUND FLOOR SHOWER ROOM

6'7" x 7'0" (2.02 x 2.14)

Step in shower cubicle, low level WC, pedestal wash hand basin, obscured double glazed window to rear, chrome towel radiator

KITCHEN

8'3" x 13'4" (2.54 x 4.08)

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

STAIRS TO FIRST FLOOR LANDING

Doors to;

BEDROOM ONE

11'1" x 8'1" (11'10" max) (3.39 x 2.47 (3.63 max))

Double glazed window to front, central heating radiator, wall mounted combi boiler

BEDROOM TWO

10'6" x 8'2" (3.22 x 2.49)

Double glazed window to front, central heating radiator, loft access,

DRESSING ROOM/OFFICE/BEDROOM THREE

7'8" x 6'3" (2.36 x 1.91)

Window to bedroom two, central heating radiator, this room can be used as a nursery or single bedroom

SHOP

9'2" x 12'0" (2.80 x 3.67)

Double glazed window to front, wooden doors to front and rear

OUTSIDE

FRONT: Low maintenance front garden with shrubs.

SIDE: Off road parking for two cars.

REAR: Good size level rear lawn with gated access to off road parking.

TENURE

We have been advised Freehold by the sellers.

