



**1 Pentland Close, Risca, Newport, NP11 6QU**  
**£220,000**

**\*\*THREE BEDROOM FAMILY HOME IN SOUGHT AFTER LOCATION OFFERING PANORAMIC VIEWS OVER THE ESTUARY\*\***

Sage & Co are delighted to offer FOR SALE this THREE BEDROOM, SEMI-DETACHED PROPERTY in a popular location overlooking Risca Town Centre, offering PANORAMIC VIEWS across the surrounding countryside and with easy access to local schools, main bus routes and train station giving direct access to Cardiff City Centre.

The property benefits from lounge, dining room, PLAYROOM OR FOURTH BEDROOM, fitted kitchen, GROUND FLOOR WC AND UTILITY ROOM. To the first floor are THREE BEDROOMS and a family bathroom.

To the outside are front and rear gardens with a large decked area and a single garage. We have been advised this property is FREEHOLD.

A viewing of this property is highly recommended and is NOT TO BE MISSED.

EPC Rating: D

Council Tax Band: C



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## ENTRANCE

Double glazed front door to side

## HALLWAY

Central heating radiator, storage cupboard, doors to;

## KITCHEN

9'10" x 8'11" (3.02 x 2.72)

Range of base and wall units, rolled edge work surface, inset stainless steel unit with mixer tap over, integrated gas hob, eye level oven and grill, plumbing for automatic washing machine and dish washer, space for fridge freezer double glazed window to front

## LIVING ROOM

17'0" x 10'11" (5.19 x 3.34)

Double glazed patio door to front, central heating radiator, open chimney

## BATHROOM AND UTILITY

6'10" x 5'5" (2.10 x 1.67)

Low level WC, wall mounted wash hand basin, plumbing for automatic washing machine, tumble dryer and washing machine, range of base units, central heating radiator, double glazed window to side.

## PLAYROOM/BEDROOM

9'11" x 8'10" (3.04 x 2.71)

Double glazed window to rear, central heating radiator, double glazed window to side

## DINING ROOM

12'9" x 10'11" (3.91 x 3.33)

Double glazed 'French' doors to rear, vertical central heating radiator, storage cupboard, Stairs to first floor

## STAIRS TO FIRST FLOOR LANDING

Doors to;

## BEDROOM ONE

13'7" x 16'2" max 12'0" min (4.15 x 4.95 max 3.68 min)

Two double glazed windows to front, two central heating radiators, spot lights

## BEDROOM TWO

15'8" x 6'11" (4.79 x 2.12)

Double glazed window to rear, central heating radiator,

## BEDROOM THREE

8'8" x 8'7" (2.66 x 2.62)

Double glazed window to rear, central heating radiator.

## BATHROOM

5'5" x 13'1" (1.66 x 3.99)

Paneled bath with mixer tap and shower over, cupboard housing gas combi boiler, low level WC, pedestal wash hand basin, obscured double glazed window to side.

## OUTSIDE

Front: Large decked area with steps down, to lawn, gated access to rear walkway

Side: Pedestrian access to rear

Rear: Large decked area

## GARAGE

Up and over garage door with power and lights

