



114 St Mary Street, RiSCA, , NP11 6GR
Guide Price £80,000

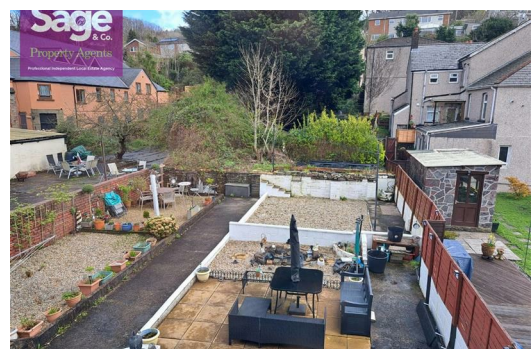
**** GUIDE PRICE £80,000 - £85,000 ****

**** A SPACIOUS ONE BEDROOM FLAT CLOSE TO THE TOWN CENTRE**NO ONWARD CHAIN****

Sage and Co are pleased to offer FOR SALE this FIRST FLOOR ONE BEDROOM FLAT close to Risca Town Centre and local amenities including Health Centre, Train Station and with good road networks.

This fabulous property offers good size open plan living with a modern bathroom and shared garden to the rear. This is one not to missed and a viewing is advised to appreciate its size.

EPC RATING: C
COUNCIL TAX BAND: TBC



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

MAIN ENTRANCE

Shared hallway and stairs to first floor

ENTRANCE

Wooden front door

LIVING/KITCHEN/DINING ROOM

21'3" x 11'5" (6.5 x 3.5)

Double glazed window to front and side. Central heating radiators x 3, Laminate flooring.

KITCHEN - Base and wall units, with rolled top work surfaces and breakfast bar. Integrated stainless steel sink unit with mixer tap over. Integrated gas hob and electric oven. Plumbing for automatic washing machine, and integrated fridge freezer. Wall mounted combination boiler and loft access. Spotlights to ceiling.

BEDROOM ONE

8'4" x 11'8" (max) 10'5" (min) (2.550 x 3.580 (max) 3.193 (min))

Double glazed window to rear, central heating radiator, spotlights to ceiling and laminate flooring

BATHROOM

7'7" x 6'2" (max) 3'9" (min) (2.323 x 1.893 (max) 1.148 (min))

Panelled bath with shower over. Low level WC, pedestal wash hand basin. Laminate flooring and spotlights to ceiling.

OUTSIDE - REAR

Shared garden split into 4 (Rear right hand corner) belongs to the flat

TENURE

We have been advised leasehold

