

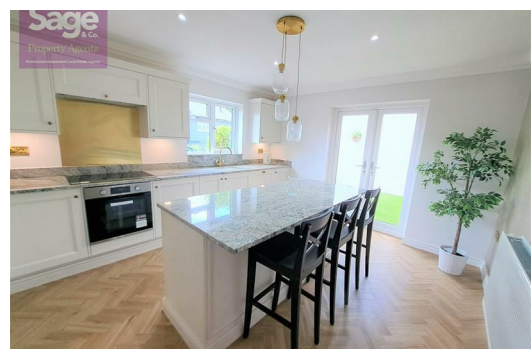


Canal View, 21a Navigation Road, Risca, , NP11 6FF
Asking Price £349,950

****FABULOUS NEW BUILD PROPERTY BUILT TO HIGH SPECIFICATION****

A fabulous THREE BED DETACHED PROPERTY set alongside the BRECON AND MONMOUTH CANAL with fabulous views and just a short distance from Risca Town Centre. This property is set over THREE FLOORS with the master bedroom and its ensuite on the top floor and LIVING ROOM on the first floor with a BALCONY with GLASS BALUSTRADE overlooking the surrounding countryside. The ground floor offers a utility room and ground floor WC as well as a good size kitchen with HIGH QUALITY APPLIANCES and access to the dining room/garage (which if a purchaser so wishes will be transformed into a good size dining room). This property is COMPLETELY UNIQUE and a viewing is highly advised to appreciate all it has to offer.

EPC RATING : B
COUNCIL TAX BAND: E



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

ENTRANCE

Enter through a composite front door.

ENTRANCE HALLWAY

Central heating radiator, modern wood panelling to walls, crystal chandelier with ceiling rose, stairs to the first floor, "LVT" light oak herringbone flooring which runs through the whole of the ground floor, doors through to:

GROUND FLOOR WC

Low level WC, vanity wash hand basin, central heating radiator, obscure double glazed window to the rear with granite window sill.

UTILITY ROOM

Base and wall units, with "Belfast" sink, plumbing for automatic washing machine and tumble dryer, granite window sill.

DINING ROOM/SECOND SITTING ROOM/GARAGE

18'0" x 7'7" (5.51 x 2.33)

Double glazed window to the front and rear, central heating radiator.

KITCHEN

13'0" x 12'0" (3.97 x 3.66)

Modern shaker style kitchen with a range of base and wall units with solid wood doors, central island with granite work surface with chandelier over, inset single sink unit, integrated 5 ring induction hob and oven with solid brass cooker splashback, central heating radiator, integrated dishwasher and fridge/freezer, spot lighting, double glazed window to the front, double glazed "French" doors to the rear.

STAIRS TO THE FIRST FLOOR - LANDING

Double glazed window to the side, central heating radiator, crystal chandelier with ceiling rose, stairs to the second floor, coved ceiling, spot lighting, doors to (cupboard housing nest heating controls for pressurised combi unit).

BEDROOM TWO

9'7" x 13'10" (2.94 x 4.22)

Double glazed window to the rear, central heating radiator, coved ceiling.

LIVING ROOM

21'3" x 12'7" (6.50 x 3.86)

Double glazed window to the rear, double glazed "French" doors to the front with matching side panels leading to decked area with glass balustrade, media wall with modern "British Fires" electric fire with remote control, high speed internet with CAT 5 cabling, double glazed window to the side, central heating radiator, coved ceiling, spot lighting, wall lights.

FAMILY BATHROOM

8'4" x 11'5" (2.56 x 3.50)

Free standing bath with claw feet and centre waterfall tap, full walk in shower with glass shower screen and "Hansgrohe" taps and overhead shower, porcelain tiles to the walls and floor,

quartz window sill with obscure double glazed window to the side, spot lighting.

STAIRS TO THE SECOND FLOOR - LANDING

Double glazed window to the side, plaster coving to the ceiling, doors to:

BEDROOM THREE

9'8" x 13'8" (2.97 x 4.19)

Double glazed window to the rear, central heating radiator, coved ceiling.

MASTER BEDROOM

14'2" x 21'10" (4.32 x 6.67)

Double glazed window to the side and rear, double glazed "French" doors and matching side panel to the front with "Juliet" balcony, fitted wardrobes with TV sockets inside, two central heating radiators, loft access, spot lighting.

ENSUITE

12'9" x 6'11" (3.91 x 2.13)

Step in shower cubicle with rainwater shower and separate hand held shower, close coupled WC, large vanity unit with granite bowl with custom made vanity unit, "Hansgrohe" fittings, touch light mirror, double glazed window to the front, walls and floor fully tiled with "Mandarin Style" tiles.

OUTSIDE

FRONT: Double block paved driveway with 2.5m x 2m rain garden raised with antique sleepers with apple and pear trees.

SIDE: Small side area leading to a wild flower bed and lavender.

REAR: Enclosed rear garden with artificial turf and gated access to road.

