



30 Cader Idris Close, Risca, , Gwent NP11 6RP

Reduced To £290,000

****RECENTLY REDUCED****

****DETACHED BEAUTIFULLY PRESENTED FAMILY HOME WITH PANORAMIC VIEWS****

Sage and Co are delighted to offer FOR SALE this beautifully presented THREE BEDROOM DETACHED property overlooking Risca Town Centre just a short distance from local amenities including school, doctors surgery and train station giving direct access to Cardiff City centre.

The property offers to the ground floor a large living/dining room with LOG BURNER , second sitting room, CONSERVATORY looking out to the immaculate rear garden, a spacious KITCHEN and UTILITY ROOM . To the first floor are THREE BEDROOMS and a recently installed MODERN FAMILY SHOWER ROOM. Further benefits include to the rear a large garden with the luxury of grass, patio and decked areas perfect for the children to play in or entertaining with friends and family. To the front of the property is a block paved DRIVEWAY large enough to accommodate two vehicles.

A viewing of this property is advised.

TENURE: CURRENTLY LEASEHOLD, VENDOR WILL PURCHASE FREEHOLD PRIOR TO COMPLETION

EPC RATING: D

COUNCIL TAX BAND: D



70 Tredgar Street Risca NP11 6BW

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ENTRANCE

Enter via double glazed front door.

ENTRANCE PORCH

Central heating radiator, stairs to first floor, laminate flooring, doors to:

LIVING ROOM/DINING ROOM

12'6" x 17'2" / 10'7" x 9'11" (3.82 x 5.24 / 3.23 x 3.03)

Window to front, double glazed patio doors to rear, central heating radiator, modern multi burning stove with slate hearth, two central heating radiators.

CONSERVATORY

9'10" x 9'11" (3.00 x 3.03)

Double glazed window with three sides, double glazed " French" doors to rear, laminate flooring.

SECOND SITTING ROOM

9'5" x 12'5" (2.88 x 3.80)

Double glazed window to front, central heating radiator, featured fireplace.

KITCHEN

10'7" x 10'1" (3.23 x 3.08)

Modern high gloss base and wall units. square edge work surface, insert stainless steel sink unit with mixer tap over, integrated electric hob with eye level oven and grill, integrated washing machine, tumble dryer and dish washer, spot lights to ceiling, wall mounted gas boiler, under stairs storage cupboard, double glazed window to rear and double glazed door to side.

UTILITY ROOM

3'6" x 9'6" (1.09 x 2.90)

Plumbing for automatic washing machine, coved ceiling.

STAIRS TO FIRST FLOOR

Obscure double glazed window to side, doors to airing cupboard housing water tank.

BEDROOM ONE

11'1" x 12'3" (3.38 x 3.74)

Double glazed window to front, central heating radiator, coved ceiling.

BEDROOM TWO

12'2" x 10'7" (3.71 x 3.23)

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

BEDROOM THREE

7'4" x 9'1" (2.24 x 2.77)

Double glazed window to front, central heating radiator.

FAMILY BATHROOM

Panelled bath with mixer tap and shower over, glass shower screen, low level WC, pedestal wash hand basin, heated towel rail, obscure double glazed window to rear.

OUTSIDE

FRONT: Driveway providing parking for two vehicles.

SIDE: Pedestrian access to rear.

REAR: Low maintenance rear garden with paved and spacious raised decked areas, gravelled pathways and flower borders, two garden sheds and outside utility store with power points and work surfaces.

TENURE

We have been advised leasehold but the sellers are in the process of purchasing the freehold.

