



**Sage**  
& Co.  
Property Agents  
Professional Independent Local Estate Agency



**3 Llanarth Square, Risca, , NP11 6EA**  
**Asking Price £185,000**

**\*\*\* THREE BED FAMILY HOME IN IDEAL LOCATION\*\*\* NO ONWARD CHAIN\*\*\***

Sage and Co are delighted to offer FOR SALE this SPACIOUS MID TERRACE PROPERTY in a quiet close with no through traffic in the centre of Risca close to all local amenities including schools, health centre, supermarkets and with good road and rail links just a short distance away giving direct access to M4 motorway and the train giving direct access to CARDIFF CITY CENTRE.

The property offers a SPACIOUS LIVING/ DINING ROOM, THREE DOUBLE BEDROOMS and a SPACIOUS FAMILY SHOWER ROOM to the first floor.

Outside is a low maintenance garden to the rear with OFF ROAD PARKING to the front accomodating one car.

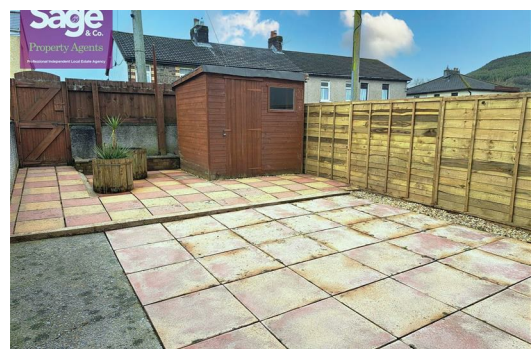
This property is being sold with NO ONWARD CHAIN and would ideally suit a FIRST TIME BUYER

Book your viewing today not to be disappointed!!

EPC RATING: D

COUNCIL TAX BAND: C

TENURE: FREEHOLD



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## ENTRANCE

Enter through a double glazed front door.

## ENTRANCE HALL

Part glazed door to:

## LIVING/DINING ROOM

12'0" x 22'8" (3.68 x 6.91)

Double glazed window to the front and rear, two central heating radiators, feature fireplace, stairs to the first floor, laminate flooring.

## KITCHEN

8'9" x 10'11" (2.69 x 3.33)

A range of base and wall units, rolled edge work surface, inset stainless steel sink unit, mixer tap over, integrated electric hob and oven, plumbing for automatic washing machine, space for tumble dryer and fridge/freezer, wall mounted combi, double glazed window to the rear, double glazed door to the side.

## STAIRS TO THE FIRST FLOOR - LANDING

Loft access, large storage cupboard, doors to:

## BEDROOM ONE

16'0" x 9'1" (4.88 x 2.77)

Two double glazed windows to the front, central heating radiator.

## BEDROOM TWO

10'10" x 8'10" (3.32 x 2.71)

Double glazed window to the rear, central heating radiator.

## BEDROOM THREE

9'8" x 6'11" (2.95 x 2.12)

Double glazed window to the rear, central heating radiator.

## BATHROOM/WET ROOM

5'6" x 9'7" (1.70 x 2.93)

Non slip floor, double step in shower cubicle, low level WC, pedestal wash hand basin, chrome towel rail, sky light

## OUTSIDE

FRONT: Off road parking for one vehicle.

REAR: Good size patio area, storage shed with power and light, gated access to rear.

## TENURE

We have been advised freehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

