



17 Cader Idris Close, Risca, , NP11 6RP
Offers In Excess Of £210,000

****SEMI DETACHED FAMILY HOME WITH FABULOUS VIEWS****

Sage and Co are delighted to offer FOR SALE this THREE BED SEMI 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 good size living room and spacious KITCHEN/BREAKFAST ROOM to the ground floor. To the first floor are THREE BEDROOMS and a MODERN FAMILY BATHROOM. Further benefits include a good size garden with brick built shed/summerhouse and a car port to the side with electric charging point.

A viewing of this property is advised and is being offered with NO ONWARD CHAIN.

EPC RATING: C
COUNCIL TAX BAND: C



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

ENTRANCE

Enter through a double glazed front door.

ENTRANCE PORCH

Double glazed window to the side, central heating radiator, stairs to the first floor, laminate flooring, door to:

LIVING ROOM

11'8" x 15'3" (3.57 x 4.67)

Double glazed window to the front, central heating radiator, under stairs storage cupboard, laminate flooring.

KITCHEN/BREAKFAST ROOM

9'1" x 18'5" (2.77 x 5.62)

A range of base and wall units, rolled edge work surface, inset stainless steel sink unit with mixer tap over, inset 5 ring gas hob and electric oven, plumbing for automatic washing machine, central heating radiator. double glazed door and widow to the rear, double glazed "French" doors to rear, tiled floor.

BEDROOM ONE

10'9" x 11'9" (3.29 x 3.59)

Double glazed window to the front, central heating radiator, laminate flooring.

STAIRS TO THE FIRST FLOOR - LANDING

Loft access, airing cupboard housing combi boiler, spot lighting.

BEDROOM TWO

9'3" x 9'7" (2.84 x 2.93)

Double glazed window to the rear, central heating radiator, laminate flooring.

BEDROOM THREE

8'10" x 7'3" (2.71 x 2.23)

Double glazed window to the front, central heating radiator, laminate flooring.

FAMILY BATHROOM

"L" shaped bath with modern shower over, glass shower screen, vanity wash hand basin, low level WC, heated towel rail, spot lights, obscure double glazed window to the rear.

OUTSIDE

FRONT: Lawned front garden with steps to front door, driveway for two cars with car port and electric charging point.

SIDE: Pedestrian access to rear.

REAR: Good size patio leading to tiered lawn and brick built shed/summerhouse.

SHED/SUMMERHOUSE

7'5" x 15'4" (2.27 x 4.68)

Brick built shed/summerhouse with double glazed patio door and window to the front, power and light.

TENURE

We have been advised freehold

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 88 |
| (81-91) B | | | |
| (69-80) C | | | 70 |
| (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 ₂) Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ 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 ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |

