



22 Fairview Avenue, Risca, , Gwent NP11 6HU
Offers Over £161,500

**** THREE BEDROOM FAMILY HOME IN POPULAR LOCATION** **CLOSE TO LOCAL AMENITIES****

Sage and Co are please to offer FOR SALE this THREE BEDROOM mid terrace property close to local amenities including schools, major road links, train station and RISCA TOWN CENTRE,

The property comprises to the ground floor living room, newly installed ground floor WC and a good size kitchen/diner.

To the first floor are THREE BEDROOMS and a FABULOUS NEWLY INSTALLED FAMILY BATHROOM.

The property also benefits from pedestrian access to a good size rear garden, making it the ideal space to enjoy the sun whilst entertaining. or playing.

EPC RATING: C
COUNCIL TAX BAND: B
TENURE: FREEHOLD



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

ENTRANCE

Enter through a double glazed front door.

ENTRANCE HALLWAY

Stairs to the first floor. under stairs storage cupboard, central heating radiator, doors to:

GROUND FLOOR WC

Space saving low level WC with sink unit, walls and floor fully tiled in ceramic tiles.

LIVING ROOM

12'7" x 10'4" (3.85 x 3.16)

Double glazed window to the front, central heating radiator, wall mounted electric fire, wood laminate flooring.

KITCHEN/DINING ROOM

18'10" x 8'1" (5.76 x 2.47)

A range of base and wall units, rolled edge work surface, inset stainless steel sink unit, mixer tap over, plumbing for automatic washing machine, six ring gas range cooker, integrated dishwasher, space for tumble dryer, space for "American" fridge/freezer, central heating radiator, two double glazed windows and door to the rear.

STAIRS TO THE FIRST FLOOR - LANDING

BEDROOM ONE

9'9" x 13'4" (2.99 x 4.08)

Two double glazed windows to the front, central heating radiator, (this could be split into two separate good size box rooms if required).

BEDROOM TWO

13'1" x 8'10" (4.00 x 2.70)

Double glazed window to the rear, central heating radiator

BEDROOM THREE

Double glazed window to the front, central heating radiator, storage cupboard housing combi boiler.

FAMILY BATHROOM

Newly installed family bathroom comprising double step in shower, large corner bath with mixer tap and hand held shower over, low level WC, vanity wash hand basin, chrome heated towel rail, obscure double glazed window to the rear.

OUTSIDE

FRONT: Steps down to front door.

SIDE: Pedestrian access to rear.

REAR: Good size patio area with steps down to lawn.

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	

