



13 Pentland Close, Risca, , Gwent NP11 6QU
Offers In The Region Of £249,995

*** DO NOT MISS OUT - EXTENDED FAMILY HOME! ***

Sage & Co are delighted to offer FOR SALE this FIVE BEDROOM, SEMI-DETACHED PROPERTY in a popular location overlooking Risca Town Centre, offering PANORAMIC VIEWS across the surrounding countryside and with easy access to local schools, main bus routes and train station giving direct access to Cardiff City Centre.

The property benefits from lounge, dining room, office/second sitting room, fitted kitchen, FIVE BEDROOMS, family bathroom and 'JACK & JILL' EN-SUITE.

Further benefits include SINGLE GARAGE and driveway for two cars with front and rear gardens; we have been advised this property is FREEHOLD.

This property is being sold as five bedrooms however these rooms can accommodate a study or dining area depending on your family needs

A viewing of this property is highly recommended and is NOT TO BE MISSED.

EPC Rating: D

Council Tax Band: C



70 Tredgar Street Risca NP11 6BW

Telephone: 01633 838888 Email: risca@sageandco.co.uk

ENTRANCE

Double glazed front door

ENTRANCE PORCH

Tiled floor, door to;

ENTRANCE HALLWAY

Radiator, under stairs storage cupboard, doors to;

KITCHEN

10'1" x 10'5" (3.09 x 3.19)

Range of base and wall units, inset stainless steel sink and drainer unit with mixer tap over, integrated gas hob, electric oven, plumbing for automatic washing machine, space for fridge/freezer, newly installed combi boiler, double glazed window to rear, tiled floor

BATHROOM ONE

'P' shaped panelled bath with mixer tap and shower over, low level WC, pedestal wash hand basin, radiator, obscured double glazed window to side

BEDROOM FIVE

6'11" x 8'1" (2.11 x 2.47)

Double glazed window to front, radiator, laminate flooring

BEDROOM TWO

12'4" x 10'10" (3.78 x 3.31)

Double glazed window to front, radiator, laminate flooring, storage cupboard

LOUNGE/DINING ROOM

17'9" x 10'9" (5.42 x 3.29)

Double glazed patio doors to rear, two radiators, laminate flooring, stairs to first floor

STAIRS TO FIRST FLOOR

Landing, doors to;

BEDROOM ONE

17'10" x 11'7" (5.44 x 3.54)

Two double glazed windows to rear, fitted wardrobes, laminate flooring, spot lighting, door to;

'JACK AND JILL' EN-SUITE

6'10" x 8'2" (2.09 x 2.49)

Corner shower cubicle, low level WC and vanity wash hand basin, chrome heated towel rail, obscured double glazed window to side, laminate flooring, spotlighting

BEDROOM THREE

8'9" x 11'11" (2.67 x 3.64)

Double glazed window to front, radiator, laminate flooring

BEDROOM FOUR

12'2" x 8'7" (3.72 x 2.64)

Double glazed window to front, radiator, laminate flooring

OUTSIDE

FRONT: Lawned garden with to driveway/off-road parking, garage with up and over door, power and light and inspection pit
SIDE: Pedestrian access to rear

REAR: Elevated decked area, lawned, gate to public walkway and green area, superb panoramic views over Risca with the Bristol Channel and Weston-super-Mare in view

