



**7 Bridge Street, Risca, , NP11 6DE**  
**Reduced £250,000**

**\*\*SPACIOUS FAMILY HOME IN SOUGHT AFTER LOCATION\*\***

Sage & Co are delighted to offer for SALE this STONE FRONTED SEMI DETACHED PROPERTY set in the heart of Risca, being offered with NO ONWARD CHAIN! This property is set a stones throw away from the local Risca Primary School, and with all local amenities and Train Station within a short distance away; the location of this property also offers many river and park walks close by.

To the ground floor are TWO SITTING ROOMS as well as KITCHEN/DINER, SHOWER ROOM, SEPARATE WC, UTILITTY ROOM and a PORCH/CONSERVATORY while to the first floor are THREE GOOD SIZE BEDROOMS and the family bathroom.

Further benefits include double glazing, original tiled floor in the hallway and sitting room, central heating and good size level rear garden with fishpond. This property is being sold with NO ONWARD CHAIN and a viewing is highly recommended.

EPC RATING: E  
COUNCIL TAX BAND: C



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## ENTRANCE

Enter through a double glazed front door.

## ENTRANCE PORCH

Part glazed door to:

## ENTRANCE HALLWAY

Central heating radiator, stairs to the first floor, original plaster coving, original mosaic tiled floor, door to

## LIVING ROOM

11'7" to chimney breast x 13'5" to bay (3.55 to chimney breast x 4.11 to bay)

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

## SECOND SITTING ROOM

11'10" x 12'3" to chimney breast (3.61 x 3.74 to chimney breast)

Double glazed window to the rear, two central heating radiators, feature fireplace, under stairs storage cupboard, original quarry tiled floor coved ceiling.

## KITCHEN/DINING ROOM

6'11" x 18'3" (2.13 x 5.58)

A range of base and wall units, rolled edge work surface, inset stainless steel sink unit with mixer tap over, integrated gas hob and oven, plumbing for automatic washing machine, wall mounted gas fire with back boiler, space for fridge and freezer, double glazed door and window to the side.

## GROUND FLOOR WC

Low level WC, vanity wash hand basin.

## SHOWER ROOM

Double step in shower cubicle.

## UTILITY AREA

5'11" min 14'6" max x 9'1" (1.81 min 4.43 max x 2.79)

A range of base and wall units with solid wood work surface and inset "Belfast" sink, double glazed window to the side and rear. (chest freezer to remain if required)

## LARGE PORCH/CONSERVATORY

7'6" x 5'11" (2.29 x 1.82)

Double glazed windows to three sides, double glazed door to the side;

## STAIRS TO THE FIRST FLOOR - LANDING

Storage cupboard, doors to:

## BEDROOM ONE

14'1" x 10'9" (4.30 x 3.30)

Two double glazed windows to the front, two central heating radiators, fitted wardrobes.

## BEDROOM TWO

11'6" x 10'0" (3.53 x 3.06)

Double glazed window to the rear, central heating radiator.

## BEDROOM THREE

7'10" x 11'6" (2.41 x 3.51)

Double glazed window to the rear, central heating radiator, fitted cupboards with hot water tank.

## FAMILY BATHROOM

Coloured suite comprising panelled bath, low level WC, pedestal wash hand basin, central heating radiator, obscure double glazed window to the side.

## OUTSIDE

FRONT: Forecourt garden to front.

SIDE: Pedestrian access to rear.

REAR: Patio area with good size level lawn, storage shed and fish pond.

