



10 Phillip Street, Risca, , NP11 6DF
Asking Price £310,000

**** SPACIOUS WELL PRESENTED SEMI DETACHED PROPERTY IN SOUGHT AFTER LOCATION****

Sage and Co welcome you to this charming DOUBLE EXTENDED PROPERTY located in the sought-after area of Risca. This property boasts TWO RECEPTION ROOMS, THREE DOUBLE BEDROOMS as well as MODERN SHOWER ROOM and SPACIOUS FAMILY BATHROOM. One of the highlights of this lovely home is the fabulous entrance hallway leading to the WELL LAID OUT RECENTLY UPGRADED KITCHEN and UTILITY ROOM. The property also offers parking for two vehicles with electric charging point to the front of the property. Situated in a popular location with fabulous views of Twmbarlwm mountain and a short distance from the Cwmcarn Forest Drive and close to local amenities including school, doctors surgery and a short walk to the train station , this house provides not just a place to live, but a community to be a part of. Don't miss out on the opportunity to make this house your home. Contact us today to arrange a viewing.

EPC RATING: C
COUNCIL TAX BAND: C



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ENTRANCE

Enter through a double glazed front door.

ENTRANCE HALLWAY

Central heating radiator, mosaic tiled floor, stairs to the first floor, doors through to:

GROUND FLOOR WC

Low level WC, wall mounted wash hand basin, central heating radiator, spot lighting, double glazed window to the side.

LARGE STORAGE CUPBOARD/CLOSET

Double glazed window to the side.

LIVING ROOM

14'9" x 12'3" (4.51 x 3.75)

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

SECOND SITTING ROOM

12'11" x 8'6" (3.96 x 2.60)

Double glazed window to the rear, central heating radiator, spot lighting.

KITCHEN/DINING ROOM

21'3" x 12'10" (6.48 x 3.93)

A range of base and wall units, rolled edge work surface, inset stainless steel sink unit with boiler tap over, integrated induction hob with eye level double oven, integrated dishwasher, space for American fridge/freezer, double glazed window to the side, "French" doors to the rear, plinth heater.

UTILITY ROOM

12'4" x 6'6" (3.76 x 2.00)

A range of base units with inset stainless steel sink unit, mixer tap over, plumbing for automatic washing machine and tumble dryer, integrated under counter freezer, wall mounted combi boiler, central heating radiator, double glazed window to the side and rear, double glazed door to the side.

STAIRS TO THE FIRST FLOOR - LANDING

Split landing leading to:

BEDROOM ONE

12'11" x 14'7" (3.94 x 4.46)

Double glazed window to the rear, central heating radiator, double storage cupboard.

BEDROOM TWO

14'10" to chimney breast x 10'8" (4.53 to chimney breast x 3.26)

Two double glazed windows to the front, two central heating radiators, spot lighting.

BEDROOM THREE

10'0" x 8'9" to chimney breast (3.07 x 2.67 to chimney breast)

Double glazed window to the rear, central heating radiator.

SHOWER ROOM

6'11" x 6'7" (2.12 x 2.03)

Step in shower cubicle, vanity wash hand basin, close coupled WC, central heating radiator, lighting, obscure double glazed window to the rear.

FAMILY BATHROOM

12'11" x 10'4" (3.96 x 3.17)

Step up to bath, low level WC, pedestal wash hand basin, double storage cupboard, spot lighting, double glazed window to the front.

OUTSIDE

FRONT: Driveway for two vehicles with electric charging point.

SIDE: Pedestrian access to the rear.

REAR: Good size patio area with level lawn and mature shrubs, gated access to car parking area behind, gated access to side.

Outside WC and storage shed, outside power points and tap.

WORKSHOP with power and lights.

