



6 Morrisville, Wattsville, , NP11 7QZ
Asking Price £145,000

**** SEMI DETACHED PROPERTY WITH FABULOUS VIEWS** OFF ROAD PARKING TO REAR****

Sage and co are pleased to offer FOR SALE this THREE BED SEMI DETACHED PROPERTY set in the village of Morrisville overlooking to fabulous SIRHOWY VALLEY WALK with direct road access to both Blackwood and Crosskeys which gives rail links direct to Cardiff City Centre. The property offers good size living room and kitchen with FIRST FLOOR BATHROOM and OFF ROAD PARKING TO THE REAR.

Further benefits include double glazing and gas central heating.

This property is being sold with NO ONWARD CHAIN and a viewing is advised not to miss out.

COUNCIL TAX BAND: B
EPC RATING: D



70 Tredgar Street Risca NP11 6BW

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

ENTRANCE

Enter through a composite front door.

ENTRANCE PORCH

Stairs to the first floor, double glazed window to the side, laminate flooring.

LIVING ROOM

14'5" x 11'8" (4.41 x 3.56)

Double glazed window to the front, central heating radiator, feature fireplace.

KITCHEN

7'1" x 16'1" (2.17 x 4.91)

A range of base and wall units, rolled edge work surface, inset stainless steel sink unit, space for fridge/freezer, gas hob and electric oven, plumbing for automatic washing machine and tumble dryer, plumbing for dish washer, central heating radiator, two large storage cupboards housing combi boiler, double glazed window to the side and rear, double glazed door to the rear.

STAIRS TO THE FIRST FLOOR - LANDING

Loft access, double glazed window to the side, doors to:

BEDROOM ONE

7'8" x 11'9" (2.36 x 3.59)

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

BEDROOM TWO

12'0" x 7'10" to chimney breast (3.68 x 2.39 to chimney breast)

Double glazed window to the front, central heating radiator.

BEDROOM THREE

7'2" min 10'2" max x 8'11" (2.19 min 3.11 max x 2.72)

Double glazed window to the front, central heating radiator.

FAMILY BATHROOM

7'11" x 8'10" (2.42 x 2.71)

Panelled bath with mixer tap and shower over, vanity wash hand basin, low level WC, double glazed window to the side and rear, central heating radiator.

OUTSIDE

FRONT: Steps up to front door with low maintenance front garden

SIDE: Pedestrian access to rear.

REAR: Tiered rear garden with patio area, lawn and shrubs.

Parking space to rear lane.

TENURE

We have been advised freehold

