



**19 Chartist Court, Risca, , NP11 6LB**  
**Asking Price £160,000**

**\*\* SPACIOUS SEMI DETACHED PROPERTY\*\* IDEAL FIRST TIME BUY\*\***

Sage and Co are delighted to offer FOR SALE this THREE BED SEMI DETACHED PROPERTY set in on the outskirts of Risca close to local schools and supermarkets and just a stones throw from the TRAIN STATION giving direct access to Cardiff and Newport.

The property offers THREE BEDROOMS as well as LIVING ROOM, separate dining room, kitchen and ground floor bathroom.

Outside is an enclosed rear garden offering a patio and decked area with gated access to the parking area beyond.

This property is in a prime location for commuters by both road and rail and a viewing is highly advised.

**BOOK TODAY NOT TO MISS OUT!!**

EPC RATING: D  
COUNCIL TAX BAND: B



70 Tredgar Street Risca NP11 6BW  
**Telephone:** 01633 838888 **Email:** [risca@sageandco.co.uk](mailto:risca@sageandco.co.uk)

## ENTRANCE

Enter through a double glazed front door.

## ENTRANCE PORCH

Wood panelling to walls, laminate flooring.

## ENTRANCE HALLWAY

Central heating radiator, stairs to the first floor, wood laminate flooring, doors to:

## KITCHEN

8'5" x 8'11" (2.58 x 2.72)

A range of base and wall units, rolled edge work surface, inset stainless steel sink unit, mixer tap over, integrated gas hob, eye level oven and microwave, plumbing for automatic dishwasher, central heating radiator, double glazed window to the front.

## INNER HALLWAY

Loft access, obscure double glazed door to the rear, space for fridge/freezer, door to:

## FAMILY BATHROOM

8'8" x 8'2" (2.66 x 2.50)

Panelled bath with mixer tap and separate shower over, glass shower screen, low level WC, vanity wash hand basin with plumbing for automatic washing machine beneath, obscure double glazed window to the rear, central heating radiator, walls and floor fully tiled in ceramics.

## DINING ROOM

6'10" x 11'8" (2.10 x 3.56)

Double glazed window to the rear, central heating radiator.

## LIVING ROOM

9'10" x 14'11" (3.01 x 4.56)

Double glazed patio doors to the rear, central heating radiator.

## STAIRS TO THE FIRST FLOOR - LANDING

Obscure double glazed window to the side, loft access, doors to:

## BEDROOM ONE

9'10" x 8'8" min 14'11" max (3.01 x 2.66 min 4.56 max)

Double glazed window to the rear, central heating radiator, wall, laminate flooring.

## BEDROOM TWO

8'9" x 14'6" (2.67 x 4.44)

Double glazed windows to the front and side, central heating radiator, wood laminate flooring.

## BEDROOM THREE

9'0" x 8'6" (2.76 x 2.60)

Double glazed window to the rear, central heating radiator, airing cupboard housing lagged water tank.

## OUTSIDE REAR

Decked area with further patio area with gated access to car park.

## TENURE

We have been advised freehold

