



**55 Hill Street, Risca, NP11 6QH**  
**Asking Price £190,000**

**\*\* SPACIOUS FAMILY HOME \*\***

We are delighted to present this beautiful THREE BEDROOM, SEMI-DETACHED family home nestled in the desirable Hill Street in RISCA. Boasting a generous FAMILY LOUNGE, this property provides ample space for relaxation and entertaining. The separate DINING AREA features French doors leading out to the charming REAR GARDEN, offering a seamless indoor-outdoor living experience. The well-appointed KITCHEN provides space for separate appliances, ensuring that preparing family meals is a breeze. Additionally, the ground floor is equipped with a convenient W/C, UTILITY ROOM, and storage area, adding to the overall practicality of the home. Upstairs, the property features TWO SPACIOUS DOUBLE BEDROOMS, perfect for creating comfortable and private living spaces for family members. The three-piece shower room reflects modern design and attention to detail. The location of this family home is ideal, with NEARBY SCHOOLS making it perfect for families, and easy access to the MONMOUTHSHIRE CANAL routes providing opportunities for leisurely outdoor activities. This property offers everything a growing family needs, from its ample living space to its convenient location, providing an opportunity for comfortable and convenient family living in the heart of RISCA.

EPC; D  
COUNCIL TAX; B

AGENTS NOTE; THIS PROPERTY IS A STEEL FRAMED CONSTRUCTION. PLEASE CHECK WITH MORTGAGE LENDER BEFORE PLACING OFFERS.



70 Tredgar Street Risca NP11 6BW

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## Front Garden

LOW MAINTENANCE front garden with concrete path to porch. Access to side of property.

## HALLWAY

12'1" x 6'11" (3.69 x 2.11)

HALLWAY leading on from PVC PORCH. Understairs storage and access to main family LOUNGE.

## LOUNGE

13'10" x 12'1" (4.22 x 3.69)

GENEROUS FAMILY LOUNGE offering plenty of natural light. Large PVC double glazed window to front elevation. Central electric fire display. Gas central heating radiator present.

## DINING ROOM

10'4" x 8'7" (3.16 x 2.62)

DINING ROOM separated to kitchen and lounge. Double FRENCH PVC DOORS providing access to rear garden. Gas central heating radiator present.

## KITCHEN

10'3" x 8'5" (3.14 x 2.59)

Modern FITTED KITCHEN. Space for separated appliances. Ample cupboard space. PVC double glazed window to rear elevation. Access through to UTILITY ROOM and GROUND FLOOR W/C.

## W/C

3'0" x 4'1" (0.92 x 1.26)

Ground Floor W/C. Two Piece Suite.

## UTILITY/ STORAGE ROOM

4'1" x 17'8" (1.25 x 5.41)

Generous STORAGE area completed with room space for UTILITY APPIANCES. Access to rear garden via side aspect. PVC windows to side aspect.

## BEDROOM ONE

13'5" x 8'7" (4.10 x 2.62)

MAIN DOUBLE BEDROOM with built in storage. Ample room for further furniture's. PVC windows to front elevation. Gas central heating boiler and radiator.

## BEDROOM TWO

SECOND DOUBLE BEDROOM. Ample space for storage furniture. PVC Double glazed windows to rear elevation. Gas central heating radiator present.

## BEDROOM THREE

6'10" x 8'8" (2.10 x 2.65)

SINGLE BEDROOM complete with PVC double glazed windows to front elevation. Gas central heating radiator present.

## REAR GARDEN

GENEROUS REAR GARDEN with flat lawned & patio areas. Second tier to left hand side with spectacular mountain views. Side access to front garden.

