



**36 Quantock Close, Risca, , NP11 6QW**  
**Reduced To £145,000**

\*\*\*GREATLY REDUCED!!!!\*\*  
\*\*THREE BEDROOM MID TERRACE PROPERTY IN NEED OF UPGRADING\*\* \*\*PANORAMIC VIEWS \*\*

Sage & Co are delighted to offer FOR SALE this THREE BEDROOM PROPERTY set in a quiet cul de sac location overlooking Risca Town Centre offering panoramic views across the surrounding countryside and with easy access to local schools and public transport links with the train station just a short distance away giving direct access to Newport and Cardiff City Centre. The property benefits to the ground floor from large LOUNGE/DINING ROOM and fitted kitchen. To the first floor are THREE BEDROOMS and the family SHOWER ROOM, further benefits include a DRIVEWAY providing off road parking A viewing of this property is highly recommended and is one NOT TO BE MISSED.

EPC RATING: D  
COUNCIL TAX BAND: C



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## ENTRANCE

Enter through a double glazed front door

## HALLWAY

Central heating radiator, stairs to first floor

## LIVING ROOM

20'10" x 9'0" min 15'5" max (6.371 x 2.756 min 4.702 max)

Double glazed windows to front and rear, two central heating radiators, under stairs storage cupboard, laminate floor, door to;

## KITCHEN

9'1" x 9'0" (2.772 x 2.750)

A range of base and wall units, rolled edge work surface inset stainless steel sink unit with mixer tap over, space for electric cooker, plumbing for automatic washing machine, wall mounted gas boiler, laminate flooring, double glazed window and door to rear.

## STAIRS TO FIRST FLOOR - LANDING

Loft access, doors to;

## BEDROOM ONE

10'9" x 11'5" (3.301 x 3.501)

Double glazed window to front, central heating radiator, laminate flooring,

## BEDROOM TWO

10'1" x 9'3" (3.096 x 2.824)

Double glazed window to rear, central heating radiator,

## BEDROOM THREE

7'6" x 5'9" min 8'2" max (2.302 x 1.771 min 2.513 max)

Double glazed window to front, central heating radiator

## SHOWER ROOM

5'10" x 8'3" (1.78 x 2.53)

Step in quadrant shower cubicle, pedestal wash hand basin, close coupled WC, tiled walls, non slip floor, central heating radiator double glazed window to rear.

## OUTSIDE

FRONT: Tiered garden with steps up to the front door

REAR: Low maintenance ornamental stone driveway with steps down to the back door, wooden storage shed

