



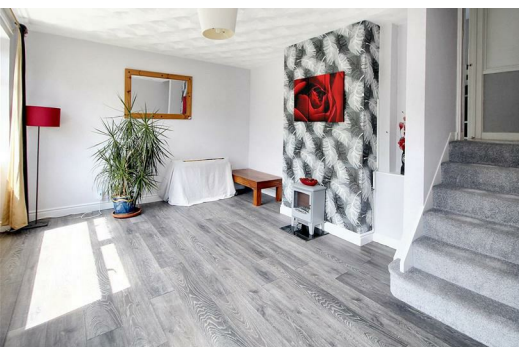
**13 Rosemont Avenue, Risca, Newport, NP11 6HT**  
**£240,000**

**\*\* Beautiful Semi-Detached Four Bedroom House in Rosemont Ave, Risca. \*\***

Situated in the highly desirable area of ROSEMONT AVEANUE, Risca, this stunning SEMI-DETACHED property offers a unique split-level living experience. Boasting a SPACIOUS LOUNGE, open-plan KITCHEN/ DINER, and REAR GARDEN with convenient side and rear access, this home is perfect for families or those seeking a serene living environment.

Key Features:

- Generous lounge for entertaining guests or relaxing with family
- Open plan kitchen/diner ideal for family meals and gatherings
- Two double bedrooms and two single rooms offering flexible living arrangements
  - Two bathrooms for added convenience
- Off-road parking with a single garage for secure vehicle storage
  - Views overlooking the Monmouthshire canal



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## LOUNGE

14'4" x 11'10" (4.37 x 3.61)

Family sized lounge with under stair storage cupboard. Chimney breast present opposing double glazed PVC windows over looking front elevation. Twin central heating radiator.

## Kitchen

17'5" x 10'1" (5.32 x 3.09)

Modern fitted kitchen with space for appliances. Tiled splashback surround. Double glazed PVC window and sliding doors to rear providing access to garden. Single central heating radiator.

## DINING ROOM

10'8" x 7'6" (3.27 x 2.29)

Family dining room with large double glazed PVC window to rear aspect. Convenient storage cupboard and double glazed front door access. Single central heating radiator.

## BEDROOM ONE

8'8" x 12'2" (2.66 x 3.72)

Double bedroom with inbuilt storage cupboards and ample space for further furnishings. Double glazed PVC window to front and single central heating radiator.

## BEDROOM TWO

10'6" x 7'11" (3.22 x 2.42)

Double bedroom with inbuilt storage cupboards. Double glazed PVC windows to rear elevation. Single central heating radiator.

## BEDROOM THREE

8'5" x 6'4" (2.59 x 1.95)

Single bedroom with double glazed windows to front aspect. Single central heating radiator.

## BEDROOM FOUR

7'8" x 6'6" (2.35 x 2.00)

Single bedroom with twin central heating radiator and double glazed PVC windows to front aspect.

## BATHROOM

Three piece bathroom suite with part tiles surround. Double glazed window to rear and single central heating radiator.

## SHOWER ROOM

Three piece shower suite with front facing double glazed PVC windows. Single central heating radiator.

## REAR GARDEN

Sectioned patio areas with convenient rear and side access.

## SINGLE GARAGE

## TENURE

FREEHOLD

