



13 Rosemont Avenue, Risca, , NP11 6HT
Offers Over £230,000

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

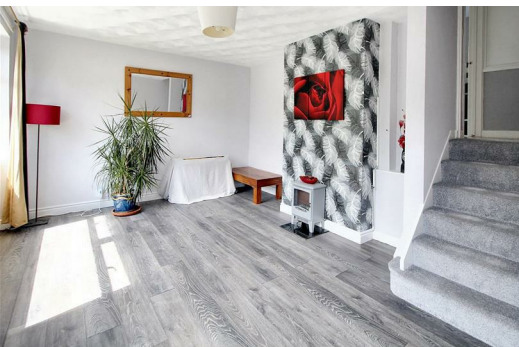
Situated in the highly desirable area of ROSEMONT AVEANUE, Risca, this stunning SEMI-DETACHED property offers a unique split-level living experience. Boasting a SPACIOUS LOUNGE, open-plan KITCHEN/ DINER, and REAR GARDEN with convenient side and rear access, this home is perfect for families or those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

EPC; D

COUNCIL TAX; BAND D



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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

Single garage with up and over door.

TENURE

FREEHOLD

