



**13 Pentland Close, Risca, , Gwent NP11 6QU**  
**Asking Price £275,000**

**\* DO NOT MISS OUT - EXTENDED FAMILY HOME WITH FABULOUS VIEWS! \***

Sage & Co are delighted to offer FOR SALE this SPACIOUS FOUR BEDROOM, SEMI-DETACHED PROPERTY in a popular location overlooking Risca Town Centre, offering PANORAMIC VIEWS across the surrounding countryside and with easy access to local schools, main bus routes and train station giving direct access to Cardiff City Centre.

The property benefits from lounge, dining room, fitted kitchen, FOUR BEDROOMS, ground floor family bathroom and JACK & JILL EN-SUITE to the first floor. Further benefits include newly installed "French" doors and side panels to the rear together with a SINGLE GARAGE with inspection pit and DOUBLE DRIVEWAY for up to four cars and front and rear gardens.

This property is being sold as a four bed property but is versatile to suit a multi generational family if needed.

This property is being sold with NO ONWARD CHAIN and a viewing of this property is highly recommended.

EPC Rating: D  
Council Tax Band: C



70 Tredgar Street Risca NP11 6BW  
**Telephone:** 01633 838888 **Email:** risca@sageandco.co.uk

## ENTRANCE

Double glazed front door

## ENTRANCE PORCH

Tiled floor, door to;

## ENTRANCE HALLWAY

Radiator, under stairs storage cupboard, doors to;

## KITCHEN

10'1" x 10'5" (3.09 x 3.19)

Range of base and wall units, inset stainless steel sink and drainer unit with mixer tap over, integrated gas hob, electric oven, plumbing for automatic washing machine, space for fridge/freezer, newly installed combi boiler, double glazed window to rear, tiled floor

## LOUNGE

17'9" x 10'9" (5.42 x 3.29)

Newly installed "French" doors and side panels to the rear offering fabulous views over the Bristol Channel, two central heating radiators, laminate flooring, stairs to first floor.

## DINING ROOM

12'4" x 10'10" (3.78 x 3.31)

Double glazed window to front, radiator, laminate flooring, storage cupboard

## BEDROOM FOUR

6'11" x 8'1" (2.11 x 2.47)

Double glazed window to front, radiator, laminate flooring

## FAMILY BATHROOM

'P' shaped panelled bath with mixer tap and shower over, low level WC, pedestal wash hand basin, radiator, obscured double glazed window to side

## STAIRS TO FIRST FLOOR

Landing, doors to;

## BEDROOM ONE

17'10" x 11'7" (5.44 x 3.54)

Two double glazed windows to rear, fitted wardrobes, laminate flooring, spot lighting, door to;

## 'JACK AND JILL' EN-SUITE

6'10" x 8'2" (2.09 x 2.49)

Corner shower cubicle, low level WC and vanity wash hand basin, chrome heated towel rail, obscured double glazed window to side, laminate flooring, spotlighting

## BEDROOM TWO

8'9" x 11'11" (2.67 x 3.64)

Double glazed window to front, radiator, laminate flooring

## BEDROOM THREE

12'2" x 8'7" (3.72 x 2.64)

Double glazed window to front, radiator, laminate flooring

## OUTSIDE

FRONT: Off road parking for up to four family vehicles together with garage with up and over door, power and light and inspection pit, steps to lawned garden and storage shed.

SIDE: Pedestrian access to rear

REAR: Elevated decked area, additional lawned area, gate to communal grassed area and public walkway., superb panoramic views over Risca and the Bristol Channel.

## TENURE

We have been advised freehold

