



Roselawn Tir-Y-Cwm Lane, Risca, , Gwent NP11 6DN
Offers Over £250,000

****GUIDE PRICE £250,000 TO £270,000****

Sage and Co are delighted to offer FOR SALE this beautifully presented THREE BEDROOM DETACHED BUNGALOW in a much sought after location. This property is set in a highly desirable semi rural location whilst in walking distance of local amenities and the TRAIN STATION is within easy reach.

This spacious family home benefits from a beautifully decorated Lounge and, a large DINING ROOM, a recently installed fitted kitchen and a good sized bathroom with separate shower cubicle. The property further benefits from ample parking, sweeping lawns and patio areas

With its rose covered veranda this property is set in an idyllic location with panoramic woodland views perfect for entertaining or just enjoying the tranquillity.

This property has benefited from many upgrades since the vendor purchased the property including a new combi boiler fitted in October 2023 this is not represented in the current EPC. and a VERSATILE WORKSHOP approx 60ft in length.

Viewing of this unique property is highly recommended

EPC RATING: D

Council Tax: D



70 Tredgar Street Risca NP11 6BW

Telephone: 01633 838888 **Email:** risca@sageandco.co.uk

ENTRANCE

Enter through a double glazed front door

HALLWAY

Wooden flooring, access to loft with lights, partially boarded and drop down ladder, doors to;

LOUNGE

13'8" x 12'1" (4.19 x 3.69)

Feature fireplace and slate hearth, central heating radiator, double glazed window to front, wooden flooring

BEDROOM THREE

13'8" x 12'0" (4.19 x 3.67)

Central heating radiator, double glazed window to front, wooden flooring

BEDROOM ONE

12'1" x 11'10" (3.69 x 3.61)

'French' doors to side, central heating radiator, wooden flooring

BEDROOM TWO

12'0" x 11'10" (3.67 x 3.61)

Central heating radiator, double glazed window to side, wooden flooring

DINING ROOM

10'9" x 9'11" (3.30 x 3.04)

'French' doors to rear, central heating radiator, wooden flooring

KITCHEN

10'9" x 10'9" (3.3 x 3.3)

Range of shaker style base and wall units, inset stainless steel sink unit with mixer tap over, integrated electric hob and oven, integrated fridge freezer and washing machine, central heating radiator, tiled floor, double glazed window to rear, doors to;

BATHROOM

10'9" x 6'2" (3.3 x 1.88)

Tiled front whirlpool bath with step up, quadrant step in shower cubicle, pedestal wash hand basin, close coupled WC, tiled floor, double glazed obscured glass window to side.

OUTSIDE

FRONT: Parking area for three vehicles, ramp and steps up to sweeping and lawns and front entrance

SIDE: Gated access to rear

REAR: Patio area, steps up to large rear lawn, 60ft workshop with electricity supply

TENURE

We have been advised freehold

