



**19 Brierley Close, Risca, , NP11 6RE**  
**Asking Price £210,000**

**\*\*EXCEPTIONALLY WELL PRESENTED FAMILY HOME IN A QUIET CUL DE SAC LOCATION\*\***

Sage and Co welcome you to this charming SEMI DETACHED PROPERTY located in the desirable Brierley Close, Risca. This property boasts a spacious living through dining room with doors opening onto a spacious decked area perfect for entertaining guests or relaxing with your family. With THREE BEDROOMS and a well-presented bathroom, this house offers comfortable living spaces for you to enjoy.

Conveniently situated near Risca Town Centre, this home provides easy access to local amenities, making daily errands a breeze. The nearby train station and good road and rail links offer excellent transportation options for commuters or those looking to explore the surrounding areas.

ALLOCATED PARKING ensures that you have a secure place to park, adding to the convenience of this lovely property. The exceptional presentation of this house reflects the care and attention to detail that has been put into maintaining it, giving you a warm and welcoming place to call home.

**DONT MISS OUT BOOK YOUR VIEWING TODAY!!**  
EPC RATING: C  
COUNCIL TAX BAND: C



70 Tredgar Street Risca NP11 6BW  
**Telephone:** 01633 838888 **Email:** [risca@sageandco.co.uk](mailto:risca@sageandco.co.uk)



## ENTRANCE

Entre through a double glazed front door.

## ENTRANCE PORCH

Double glazed window to the side, central heating radiator, stairs to the first floor.

## LIVING ROOM

15'3" x 11'4" (4.66 x 3.46)

Double glazed window to the front, central heating radiator, under stairs storage cupboard, open through to:

## DINING ROOM

8'11" x 8'7" (2.74 x 2.64)

Double glazed patio doors to the rear, central heating radiator, door to:

## KITCHEN

9'1" x 9'0" (2.79 x 2.75)

Modern high gloss kitchen with a range of base and wall units, square edge work surface, inset stainless steel sink unit, mixer tap over, wall mounted boiler, central heating radiator, integrated fridge/freezer, dishwasher, washing machine and tumble dryer, double glazed door and window to the rear, spot lighting, laminate flooring.

## STAIRS TO THE FIRST FLOOR - LANDING

Loft access, doors to:

## BEDROOM ONE

11'4" x 11'5" (3.46 x 3.48)

Double glazed window to the front, central heating radiator.

## BEDROOM TWO

9'2" x 9'8" (2.81 x 2.95)

Double glazed window to the rear, central heating radiator.

## BEDROOM THREE

6'0" min 8'0" max x 6'8" (1.83 min 2.44 max x 2.04)

Double glazed window to the front, central heating radiator.

## FAMILY BATHROOM

5'10" x 8'3" (1.80 x 2.53)

Modern bathroom with "L" shaped panelled bath, mixer tap and shower over, glass shower screen, vanity unit with low level WC and sink unit, extractor fan, chrome towel rail, walls and floor tiled, obscure double glazed window to the rear.

## OUTSIDE

FRONT: Steps down to front door with grassed area.

SIDE: Gated pedestrian access to rear.

REAR: Large decked area with steps to further lawn with gated access to rear footpath, storage shed to remain.

