



**7 Coronation Street, Risca, , Gwent NP11 6BD**  
**Asking Price £165,000**

Sage & Co offer for sale this THREE bedroom mid terrace property situated within easy walking distance to the TRAIN STATION ideal for the Cardiff commuter. This property is also within easy reach of the TOWN CENTRE, schools and supermarkets. EARLY VIEWING RECOMMEND!! EPC RATING D



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



## Porch

Part glazed front entrance door:

## Lounge

13'1" x 10'7" (3.99 x 3.24)

Double glazed window to front, two radiators, under stairs storage cupboard, open plan through to lounge

## Dining Room

9'10" x 11'0" (3.01 x 3.36)

Feature log burner fire place, radiator, open to kitchen and access to first floor.

## Kitchen

11'9" x 9'6" (3.60 x 2.90)

Inset stainless steel sink and drainer with cupboards under, roll top work surface, base and wall units, plumbing for automatic washing machine, integral fridge inset gas hob with oven under, ceramic tiled flooring, ceramic tiled splash back, double glazed window to rear, door to rear hall

## Rear Hall

Ceramic tiled flooring, part glazed door to outside, door to bathroom

## Shower / Wet Room

Anti slip flooring, fitted electric shower, pedestal wash hand basin, low level WC, radiator, obscure window to rear, extractor fan

## First Floor

Access to loft space, doors to all bedrooms.

## Bedroom One

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

Double glazed window to rear, coving to ceiling

## Bedroom Two

11'4" x 7'3" (3.47 x 2.21)

Double glazed window to front, coving to ceiling

## Bedroom Three

8'5" x 5'9" (2.58 x 1.77)

Double glazed window to front, radiator, coving to ceiling

## Outside

Paved patio with shrubs to boarder

