



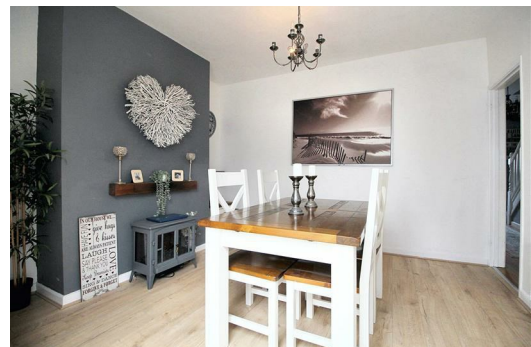
16 Mount Pleasant Road, Risca, Newport, NP11 6QB
Guide Price £180,000

****GUIDE PRICE- £180,000-£190,000****

****SPACIOUS FAMILY HOME IN THE HEART OF RISCA****

Sage and Co are pleased to offer FOR SALE this delightful THREE BEDROOM MID TERRACE FAMILY HOME which offers the perfect blend of comfort and convenience. Boasting two reception rooms, a rear conservatory, a recently fitted kitchen, and a utility room, this property is designed to meet the needs of a modern family. Convenience is key, with OFF ROAD PARKING to the rear and the added benefit of no onward chain, making for a smooth and stress-free transition for the new owners. The location is ideal for those seeking easy access to local amenities and transport links, with the town centre of Risca just a short walk away. Two double bedrooms provide ample space for a growing family, while the rear south-facing garden offers stunning views, creating a tranquil retreat for relaxation and outdoor enjoyment. The proximity to schools and a short commute to the M4 for access to both Cardiff and Bristol make this home an excellent choice for families looking for the perfect combination of practicality and charm in the Risca area.

EPC: TBC
Council Tax: B



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

LOUNGE

12'5" x 11'5" (3.79 x 3.50)

Well presented family sized lounge with bay fronted window and chimney breast present. Front aspect facing bay double glazed window. Twin gas central heating radiator.

DINING ROOM

12'4" x 11'2" (3.78 x 3.41)

Family dining room with double French doors onto the conservatory. Single gas central heating radiator. Access to rear pantry store.

KITCHEN

6'0" x 8'0" (1.83 x 2.45)

Galley style kitchen to rear aspect, over looking conservatory. Low level cupboard space and induction ceramic hob with electric oven and integrated micro wave.

CONSERVATORY

12'11" x 8'7" (3.95 x 2.62)

Rear aspect conservatory with access to rear garden. Utility area with space for washing machine and tumble.

UTILITY ROOM

Open to conservatory with space for washing machine and tumble dryer.

STAIRS TO THE FIRST FLOOR - LANDING

Doors to:

BEDROOM ONE

9'10" x 12'10" (3.00 x 3.92)

Double master bedroom to the rear aspect of the property. Inbuilt storage cupboard with boiler. Single central heating radiator.

BEDROOM TWO

10'1" x 13'1" (3.09 x 4.00)

Double bedroom to the front aspect of the house. Single gas central heating radiator. Double glazed PVC window.

BEDROOM THREE

5'4" x 9'11" (1.64 x 3.03)

Single bedroom to front aspect. Double glazed PVC window. Single central heating radiator.

BATHROOM

Bathroom suite with rear aspect double glazed obscure window. Low level WC and basin. Central heating radiator.

OUTSIDE

FRONT: Forecourt to front

REAR: Flat lawned area with brick built shed. Parking bay to rear off from lane.

TENURE

We have been advised freehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

