



**9 Herbert Avenue, Risca, , Gwent NP11 6JS**  
**Asking Price £220,000**

**\*\*SPACIOUS FAMILY HOME IN SOUGHT AFTER LOCATION\*\***

Sage and Co welcome you to this charming BAY FRONTED SEMI DETACHED PROPERTY located in the sought-after area of Risca, The property offers good size family living with SPACIOUS LIVING/DINING ROOM, NEWLY FITTED KITCHEN, THREE BEDROOMS and a MODERN FIRST FLOOR BATHROOM as well as Ground floor WC.

One of the highlights of this property is the GOOD SIZE REAR GARDEN, providing a lovely outdoor space for children to play or for hosting summer barbecues with friends and family. The popular location of this house adds to its appeal, offering a sense of community and convenience, with good road and rail links close by. This property is one not to miss so book your appointment today..

EPC RATING: TBC  
COUNCIL TAX BAND: D



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

## ENTRANCE

Enter through a double glazed front door.

## ENTRANCE HALLWAY

Stairs to the first floor, under stairs storage cupboard, central heating radiator, doors to:

## KITCHEN

6'8" x 8'8" (2.05 x 2.65)

Shaker style kitchen with a range of base and wall units, square edge work surface, inset stainless steel sink unit with mixer tap over, integrated gas hob with electric oven, plumbing for automatic washing machine, space for fridge freezer, double glazed window to the side, double glazed door to the rear.

## GROUND FLOOR WC

Low level WC, pedestal wash hand basin, double glazed window to the side.

## LIVING ROOM

10'8" to chimney breast x 13'9" to bay (3.26 to chimney breast x 4.21 to bay)

Double glazed bay window to the front, gas fire, central heating radiator, picture rail.

## DINING ROOM

9'8" x 11'11" (2.96 x 3.64)

Double glazed "French" doors to the rear, central heating radiator, feature fireplace, picture rail.

## STAIRS TO THE FIRST FLOOR - LANDING

Double glazed window to the side, dado rail, loft access, doors to:

## BEDROOM ONE

8'11" x 14'5" to bay (2.73 x 4.40 to bay)

Double glazed bay window to the front, fitted wardrobes, central heating radiator.

## BEDROOM TWO

12'0" x 9'6" to chimney breast (3.66 x 2.90 to chimney breast)

Double glazed window to the rear, central heating radiator, picture rail.

## BEDROOM THREE

7'7" x 8'5" (2.32 x 2.57)

Double glazed window to the front, central heating radiator, dado rail, picture rail.

## FAMILY SHOWER ROOM

6'9" x 6'5" (2.06 x 1.96)

Modern family shower room with double step in shower cubicle, low level WC, pedestal wash hand basin, loft access, central heating radiator, two double glazed windows to the side, walls fully tiled.

## OUTSIDE

FRONT: Low maintenance front garden with shared driveway

SIDE: Pedestrian access to rear.

REAR: Good sized tiered rear garden with two patio areas and level lawn.

## TENURE

We have been advised freehold

