



7 Crescent Road, Risca, , NP11 6GJ

Asking Price £220,000

****SPACIOUS FAMILY HOME IN POPULAR LOCATION****

Sage and Co are delighted to offer FOR SALE this WELL PRESENTED END TERRACE PROPERTY on the outskirts of Risca close to local amenities including the fabulous WAUNFAWR PARK, health centre bus stop and just ten minutes from local schools, train station and shops. This property offers to the ground floor spacious LIVING/DINING ROOM, 20FT KITCHEN, wet room and CONSERVATORY. Whilst to the first floor are THREE BEDROOMS and a separate WC.

Further benefits include double glazing, gas central heating, level rear lawn and patio and off road parking to the side. This property is a spacious family home and viewing is a must.

EPC RATING: C
COUNCIL TAX BAND: C



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

ENTRANCE

Enter through a double glazed front door

ENTRANCE PORCH

Laminate flooring, part glazed door to

ENTRANCE HALLWAY

Central heating radiator, stairs to first floor, door to:

LIVING/DINING ROOM

24'2" x 13'0" max (7.38 x 3.98 max)

Double glazed window to front and rear, two central heating radiators, feature fireplace, coving.

KITCHEN

20'5" x 8'7" (6.23 x 2.64)

A range of base and wall units with rolled edge work surfaces, inset stainless steel sink unit with mixer tap over, integrated gas hob and electric oven, plumbing for automatic washing machine, space for fridge freezer, wall mounted combi boiler, central heating radiator, double glazed window and door to the side. double doors to conservatory.

BATHROOM

9'3" x 4'9" (2.82 x 1.47)

Wet room shower, low level WC, pedestal wash hand basin, chrome towel rail, obscured double glazed window to the rear, wall and floor tiled.

CONSERVATORY

7'5" x 12'2" (2.27 x 3.73)

Double glazed windows to three sides, French doors to the rear, tiled floor, wall mounted electric radiator.

STAIRS TO FIRST FLOOR- LANDING

Double glazed window to the rear, loft access, doors to

FIRST FLOOR WC

Low level wc, corner sink unit

BEDROOM ONE

9'0" x 12'5" (2.76 x 3.80)

Double glazed window to the front, central heating radiator

BEDROOM TWO

10'10" x 11'8" (3.32 x 3.58)

Double glazed window to the rear, central heating radiator

BEDROOM THREE

9'10" x 7'2" (3.01 x 2.20)

Double glazed window to the front, central heating radiator

OUTSIDE

FRONT: Forecourt to front

SIDE: Large driveway with gated access to rear.

REAR: Level patio area with steps down to enclosed level lawn.

TENURE

We have been advised freehold

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