



27 Preseli Close, Risca, NP11 6RQ
Guide Price £170,000

GUIDE PRICE £170,000 - £175,000!

**** SEMI DETACHED HOME ** IDEAL FIRST TIME BUY ** NO ONWARD CHAIN ****

Welcome to Preseli Close, Risca - a charming location for this delightful two-bedroom, semi-detached house. As you step inside, you'll be greeted by a well-presented interior that is sure to impress. This property boasts one reception room, perfect for relaxing or entertaining guests. The lounge is cosy and inviting, offering a great space to unwind after a long day. The Wicks kitchen is well-equipped, providing everything you need to whip up delicious meals and has recently been fitted. With two double bedrooms, there is plenty of space for a small family or guests to stay over. The bathroom is modern and functional, catering to your everyday needs. Parking is made easy, ensuring convenience for you and your guests. The low maintenance front and rear gardens means you can spend more time enjoying your home and less time on upkeep. This house is an ideal first-time buy, offering a comfortable and welcoming space to call your own. Don't miss out on the opportunity to make this lovely property your new home. Contact Sage & Co, Risca today to arrange a viewing and take the first step towards owning your dream home in Risca. 01633 838888 or Email; risca@sageandco.co.uk

EPC: D

Council Tax: B



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

ENTRANCE HALL

Entrance hall providing access to lounge and first floor stairway. PVC glass paneled front door. Consumer unit present.

LOUNGE

12'8" x 7'9" (3.87 x 2.37)

Ample sized lounge with front aspect facing double glazed PVC window over looking stunning views of the Islwyn Valley. Open to kitchen and entrance hall. Convenient under stair storage cupboard. Twin central heating gas radiator. Under floor heating through lounge and kitchen.

KITCHEN/DINER

14'8" x 7'9" (4.48 x 2.37)

Open to lounge, modern style Wicks kitchen with high gloss finish. Gas hob and electric oven. Integrated fridge, freezer and tumble dryer. High and low storage units present. Rear aspect double glazed PVC window. Twin central heating gas radiator. Under floor heating throughout lounge & kitchen.

FIRST FLOOR LANDING

Access from stairs to both upstairs bedrooms and bathroom. Loft hatch present.

BEDROOM ONE

12'1" x 11'5" (3.69 x 3.50)

Generous master bedroom with double aspect windows to the front elevation. Floor to ceiling inbuilt storage units with ample space for further furnishings. Twin central heating gas radiator.

BEDROOM TWO

8'4" x 8'2" (2.55 x 2.50)

Double bedroom over looking rear aspect. Double glazed PVC windows. Twin central heating gas radiator.

BATHROOM

6'5" x 5'6" (1.97 x 1.69)

High gloss finish bathroom suite with low level W/C. Tiled finish with mosaic splash back. Chrome finish towel radiator.

FRONT GARDEN

Tiered front garden with decking area over looking spectacular mountain views of the Islwyn Valley. Side gated access.

REAR GARDEN

Low maintenance tiered rear garden with side access.

TENURE

We are advised this property is FREEHOLD.

