



141 Risca Road, Rogerstone, Newport, NP10 9GE
Asking Price £150,000

**** THREE BEDROOM, MID-TERRACED ** NO ONWARD CHAIN ****

Welcome to this charming three-bedroom, mid-terraced family home located on Risca Road in the sought-after area of Rogerstone. This property boasts a generous lounge, perfect for relaxing or entertaining guests. With two spacious double bedrooms, there is plenty of room for a growing family or visiting friends. The property comes with the added benefit of no onward chain, making the buying process smoother and quicker for potential homeowners. Conveniently located close to the M4, commuting to work within Cardiff or Bristol, or exploring the beautiful surroundings of Newport and beyond is a breeze. Whether you're looking for a cozy family home or a peaceful retreat, this property has the potential to be the perfect place for you. Don't miss out on the opportunity to make this house your new home! To arrange your viewing, call Sage & Co, Risca on 01633 838888 (Option Two)

or Email: risca@sageandco.co.uk

EPC- TBC

Council Tax- C



70 Tredgar Street Risca NP11 6BW

Telephone: 01633 838888 Email: risca@sageandco.co.uk

ENTRANCE HALL

Entrance hall leading onto lounge. PVC front door & consumer unit present. Single central heating radiator.

RECEPTION ROOM

Generous family sized reception room. Front & rear aspect PVC double glazed windows. Two chimney breasts present, one with integrated gas fire (Capped off). Access to enclosed stairway, under stair storage cupboard and through to kitchen. Single gas central heating radiator.

KITCHEN

Kitchen with high and low storage units and mid level work tops. Stainless steel sink and space for appliances. rear aspect double glazed PVC window. Glass paneled rear door to access rear garden.

SHOWER ROOM

Shower room featuring walk in shower and low level W/C, sink and under unit storage. Rear aspect double glazed window.

LANDING

First floor landing accessing all bedrooms. Loft hatch available.

BEDROOM ONE

Main double bedroom to rear aspect of property. Double glazed PVC window. Central heating radiator and boiler cupboard.

BEDROOM TWO

Front aspect double bedroom with single central heating radiator.

BEDROOM THREE

Front aspect single bedroom with single central heating radiator.

OUTSIDE AREAS

Patio area at front of property with shrubbery. Rear garden patio area with gates to rear lane. Low maintenance.

TENURE

We are advised this property is FREEHOLD

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B		70	
(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	

