



**44 Cleveland Drive, Risca, , Gwent NP11 6RD**  
**Guide Price £190,000**

**\*\* GUIDE PRICE £190,000 TO £200,000 \*\* \*\*THREE BED FAMILY HOME WITH FABULOUS VIEWS\*\***

Sage & Co are delighted to offer FOR SALE this THREE BEDROOM MID TERRACE PROPERTY in a popular location overlooking Risca Town Centre offering panoramic views across the surrounding countryside and with easy access to local schools, main bus routes and train station giving direct access to Cardiff City Centre..

The property benefits from lounge/dining room and RECENTLY FITTED KITCHEN,. To the first floor are THREE BEDROOMS and the family bathroom. Further benefits include double glazing, gas central heating, front and rear gardens and a SINGLE GARAGE. A viewing of this property is highly recommended and is one NOT TO BE MISSED.

EPC RATING: D  
COUNCIL TAX BAND: B



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

## ENTRANCE

Enter via double glazed front door.

## ENTRANCE HALLWAY

Stairs to the first floor, door to:

## LIVING ROOM

15'3" x 11'2" (4.65 x 3.42)

Double glazed window to the front, central heating radiator, under stairs storage cupboard, laminate floor.

## DINING ROOM

9'3" x 8'10" (2.83 x 2.71)

Double glazed patio doors to the rear, central heating radiator, laminate flooring.

## KITCHEN

9'1" x 8'11" (2.79 x 2.74)

A range of base and wall units. Rolled edge work surface. Inset stainless steel sink unit. Mixer tap over. Integrated gas hob and electric oven. Plumbing for automatic washing machine. Plumbing for dish washer. Integrated fridge/ freezer. Double glazed window and door to the rear.

## STAIRS TO THE FIRST FLOOR - LANDING

Loft access, airing cupboard housing combi boiler, doors to:

## BEDROOM ONE

11'5" x 11'7" (3.49 x 3.55)

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

## BEDROOM TWO

11'0" x 9'3" (3.36 x 2.82)

Double glazed window to the rear, central heating radiator.

## BEDROOM THREE

6'5" x 6'3" (1.97 x 1.92)

Double glazed window to the front, central heating radiator.

## FAMILY BATHROOM

Double shower cubicle, low level W/C, vanity wash hand basin. Obscure double glazed window to rear aspect. Chrome towel radiator. Walls fully tiled finish. Extractor fan.

## OUTSIDE

FRONT: Lawned front garden, steps down to front door.

REAR: Enclosed tiered rear garden laid with artificial grass, steps down leading to single garage.

## GARAGE

Single garage with up and over door.

## TENURE

We have been advised freehold

