



22 Ebbw Street, Risca, , Gwent NP11 6DJ

Guide Price £210,000

**** GUIDE PRICE £210,000-£220,000 ****

**** FAMILY HOME IN POPULAR LOCATION, WITH NO ONWARD CHAIN! ****

Sage & Co are delighted to offer for SALE this MID-TERRACED, SPACIOUS PROPERTY set in the heart of Risca! This property is set a stones throw away from the local Danygraig Primary School, and with all local amenities and Train Station within a short distance away; the location of this property also offers many river and park walks close by.

To the ground floor, there is a SPACIOUS LOUNGE/DINING ROOM through to the MODERN FITTED KITCHEN and downstairs SHOWER ROOM. There are THREE BEDROOMS (two being double) to the first floor, with an EN-SUITE off the third bedrooms. Further benefits with this property are; gas central heating, FULLY REWIRED AND NEWLY INSTALLED DOUBLE GLAZED WINDOWS, ENCLOSED REAR GARDEN and double glazing throughout.



70 Tredegar Street Risca NP11 6BW

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ENTRANCE

Double glazed front door.

HALLWAY

Central heating radiator, stairs to first floor, doors to;

LIVING ROOM/DINING ROOM

9'3" x 22'5" (2.83 x 6.85)

Double glazed window to front, 2x central heating radiator, under stairs storage cupboard, coving to ceiling.

KITCHEN

9'10" x 11'1" (3.02 x 3.39)

Modern fitted kitchen comprising; range of base and wall units with rolled edge work surfaces, larder unit, inset gas hob and electric oven, UPVC splash back, central heating radiator, integrated fridge/freezer, laminate flooring, spot lights to ceiling, double glazed sliding patio doors to rear, door to;

UTILITY

Plumbing for automatic washing machine, double glazed door to rear, door to;

GROUND FLOOR SHOWER ROOM

Step in double shower cubicle, vanity wash hand basin, low level WC, central heating radiator, spotlights to ceiling

STAIRS TO FIRST FLOOR

Access to loft space, doors to;

BEDROOM ONE

15'4" x 10'0" (4.69 x 3.06)

Two double glazed window to front, central heating radiator, built in storage units

BEDROOM TWO

8'11" x 11'11" (2.74 x 3.65)

Double glazed window to rear, central heating radiator

BEDROOM THREE

5'6" x 11'3" (1.68 x 3.45)

Double glazed window to rear, central heating radiator

EN-SUITE

Step in double shower cubicle, vanity wash hand basin, low level WC, wall mounted combi boiler

OUTSIDE

FRONT: Forecourt level garden

REAR: Enclosed rear garden with large patio, steps down to further patio, outside tap

