



84 Holly Road, Risca, , NP11 6HY
Offers In Excess Of £145,000

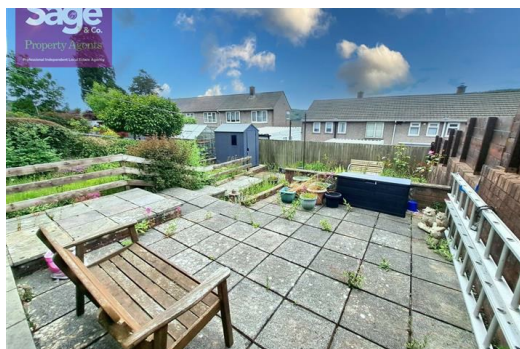
****SPACIOUS END LINK PROPERTY WITH NO ONWARD CHAIN****

Sage and Co are pleased to offer FOR SALE this THREE BED END TERRACE PROPERTY situated in Risca close to local amenities including Primary School, doctors surgery and a few minutes walk to the Town Centre and Train Station. The property offers THREE BEDROOMS, LIVING/DINING ROOM, FIRST FLOOR SHOWER ROOM WITH SEPARATE WC AND UTILITY AREA WITH SEPARATE GROUND FLOOR WC.

This property is being offered for sale with NO ONWARD CHAIN and would ideally suit a FIRST TIME BUYER.

BOOK TODAY NOT TO MISS OUT!!

EPC RATING: TBA
COUNCIL TAX BAND: B



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

ENTRANCE

Enter through a double glazed front door.

ENTRANCE HALLWAY

Central heating radiator, stairs to the first floor, under stairs storage cupboard, doors to:

LIVING/DINING ROOM

18'8" x 14'1" max 11'0" min (5.71 x 4.31 max 3.36 min)
Double glazed window to the front, double glazed "French" doors to the rear, two central heating radiators, feature fireplace with gas fire.

KITCHEN

8'11" x 9'10" (2.74 x 3.02)

A range of base and wall units, rolled edge work surface, inset stainless steel sink unit, mixer tap over, plumbing for automatic washing machine, space for fridge/freezer, space for electric/gas cooker. double glazed window to the rear, door to:

UTILITY AREA/REAR PORCH

8'0" x 4'10" max (2.44 x 1.48 max)

Two large storage cupboards, central heating radiator, double glazed door and window to the side, door to:

GROUND FLOOR WC

Low level WC.

STAIRS TO THE FIRST FLOOR - LANDING

Double glazed window to the rear, doors to:

BEDROOM ONE

12'4" x 9'10" (3.78 x 3.00)

Double glazed window to the front, central heating radiator, two storage cupboards (one housing combi boiler).

BEDROOM TWO

10'10" x 9'11" (3.32 x 3.03)

Double glazed window to the front, central heating radiator.

BEDROOM THREE

8'0" x 8'2" (2.46 x 2.51)

Double glazed window to the rear, central heating radiator, large storage cupboard.

SHOWER ROOM

Step in double shower cubicle, pedestal wash hand basin, chrome towel rail, obscure double glazed window to the rear.

SEPARATE W/C

Low level WC, obscure double glazed window to the rear.

OUTSIDE

FRONT: Low maintenance garden with steps down to the front door.

SIDE: Pedestrian access to rear.

REAR: Good size patio area with steps down to additional lawned area.

TENURE

We have been advised freehold

