



5 Moriah Hill, Risca, , NP11 6PZ

Guide Price £190,000

*****NEW PRICE*****

£190,000 -£195,000 GUIDE PRICE.

****STONE SEMI DETACHED COTTAGE** FABULOUS VIEWS** NO ONWARD CHAIN****

Sage and Co are delighted to offer FOR SALE this SPACIOUS COTTAGE close to Risca Town Centre and local amenities including Doctors Surgery, Train Station and ideal for a walk along the BRECON AND MONMOUTH CANAL.

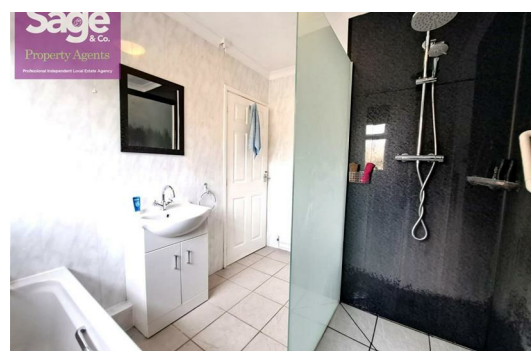
This property offers TWO SITTING ROOMS, ground floor bathroom with separate WC and MODERN KITCHEN WITH FABULOUS VIEWS. To the first floor are THREE BEDROOMS, whilst outside is a good size low maintenance garden with spacious patio and OFF ROAD PARKING with a car port.

This fabulous property is ideal for nature lovers and walkers alike and is one not to be missed.

BOOK TODAY NOT TO BE DISAPPOINTED.

EPC RATING: D

COUNCIL TAX BAND: C



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ENTRANCE

Enter through a double glazed front door

PORCH

Double glazed window to side, door to;

LIVING ROOM

12'9" x 16'5" (3.91 x 5.02)

Double glazed window to side, central heating radiator, feature gas fire

SITTING ROOM

10'9" x 8'5" (3.29 x 2.59)

Double glazed window to side, stairs to first floor, feature fireplace, door to;

KITCHEN/BREAKFAST ROOM

9'10" x 13'10" (3.00 x 4.23)

Range of shaker style base and wall units, rolled edge work surface, inset porcelain sink unit with mixer tap over, integrated electric hob and oven, space for fridge freezer, plumbing for automatic washing machine, double glazed window to rear, tiled floor

OUTER PORCH

6'10" x 7'0" (2.09 x 2.15)

Double glazed window to side and rear, double glazed door to side.

BATHROOM

9'4" x 7'1" (2.87 x 2.17)

Paneled bath, large walk in shower with rainfall shower head, pedestal wash hand basin, airing cupboard housing gas combi boiler, central heating radiator,

WC

Low level WC, central hating radiator, obscured glass double glazed window to side.

STAIRS TO FIRST FLOOR LANDING

Central heating radiator, loft access

BEDROOM ONE

11'2" x 8'9" (3.41 x 2.69)

Double glazed window to side, central heating radiator, fitted wardrobes.

BEDROOM TWO

10'7" x 8'5" (3.23 x 2.59)

Double glazed window to side, central heating radiator, fitted bedroom furniture

BEDROOM THREE

9'8" x 7'6" (2.96 x 2.29)

Double glazed window to front, central heating radiator

OUTSIDE

Front: Elevated garden laid to ornamental stone
Side; Driveway leading to low maintenance garden laid to

artificial lawn and ornamental stone
Rear; Low maintenance garden, brick built storage shed.

TENURE

We have been advised freehold

