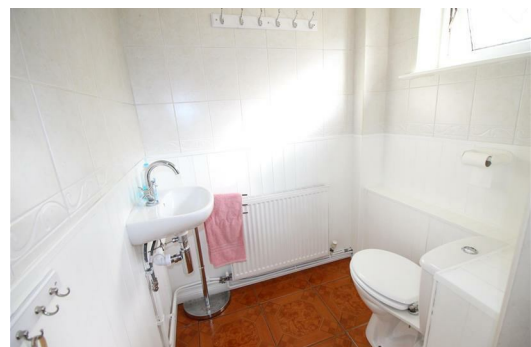




13 Vale View, Risca, Newport, Gwent NP11 6HS

Guide Price £260,000

SAGE & CO are pleased to offer for sale this well presented FOUR BEDROOM semi detached property situated in the sought-after location of Vale View, Risca. The property is situated within close proximity to schools, local shops and public transport. The property briefly comprises TWO RECEPTION ROOMS, fully fitted kitchen, DOWNSTAIRS W/C and family bathroom. This property also benefits from a driveway providing off road parking with front and rear gardens, cellar and garden room.



70 Tredegar Street Risca NP11 6BW

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

www.sageandco.co.uk

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	65	
(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

