



12 Severn Close, Risca, NP11 6JY
Guide Price £200,000

GUIDE PRICE £200,000-£210,000

NO ONWARD CHAIN!!

Nestled in the tranquil setting of Severn Close, Risca, this charming three-bedroom end-terraced house offers a wonderful opportunity for those seeking a comfortable family home. This property is set on a generous plot with plenty on offer, providing ample outdoor space for relaxation and recreation, a separated annex/outhouse, off road parking and much, much more!

Upon entering, you will find a unique layout that includes two generous double bedrooms and a roomy single bedroom, perfect for accommodating family or guests. The property also features a convenient utility room, enhancing the functionality of the living space. A downstairs WC adds to the practicality, making daily life more convenient.



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ENTRANCE PORCH

7'0" x 3'11" (2.15 x 1.21)

Entrance porch way with PVC door to front elevation. Obscure double glazing panels to front door. Double aspect PVC windows to side aspects allowing for addition natural light.

HALLWAY

Hallway providing access to Lounge/ Kitchen along with Dining Room/ Porch. Stair way to first floor landing.

LOUNGE

12'1" x 8'10" (3.69 x 2.70)

Open to kitchen allowing for a perfect entertaining space. Chimney breast present with gas fire place centrally. Front aspect double glazed PVC window. Vertical radiator.

DINING ROOM

13'11" x 9'4" (4.25 x 2.86)

Open dining room area to entrance porch. Chimney breast present. Twin central heating radiator.

KITCHEN

8'10" x 9'2" (2.70 x 2.80)

UTILITY ROOM

8'2" x 12'6" (2.51 x 3.83)

Base storage units and wooden worktops, complete with stainless steel sink. Skylight to ceiling and double aspect PVC windows to side and rear elevation. Seperate WC. glazed PVC door to rear garden.

FIRST FLOOR LANDING

First floor landing providing access to all three bedrooms and first floor family bathroom.

BEDROOM ONE

10'9" x 13'9" (3.29 x 4.21)

Master bedroom with front aspect PVC double glazed windows. Twin central heating radiator and in-built storage cupboards present. Ample space for furnishings.

BEDROOM TWO

10'9" x 10'9" (3.30 x 3.29)

Double bedroom with front aspect, double glazed PVC windows. Single central heating radiator. Ample space for furnishings.

BEDROOM THREE

10'6" x 7'8" (3.22 x 2.34)

Generous single bedroom to front side aspect. Double glazed, PVC window. Ample space for furnishings.

OUTSIDE

FRONT: Two tiered garden to front elevation. Double vehicle hard stand to bottom of garden with dropped curb access. Some steps to front door.
SIDE: Gated side access. Driveway to single garage with annex/outhouse to rear of garage.
REAR: Tiered rear garden. Patio at base level with access to

annex/outhouse to rear of garage. Steps to middle tear with concrete patio and wooden built pond. Steps to rear lawned area with decked sitting area and sheds.

ANNEX/OUTHOUSE

Annex/Outhouse to rear of garage. Double PVC French doors to rear garden. Storage to loft. Available for an array of uses. Isolated electrical supply. Wooden log burner with flue.

TENURE

We are advised this property is FREEHOLD.

