



**37 Grove Road, Risca, , NP11 6GN**  
**Asking Price £170,000**

**\*\*NO ONWARD CHAIN\*\* \*\*SOUGHT AFTER LOCATION\*\* \*\*PERFECT FIRST TIME BUY\*\***

Sage and Co are pleased to offer FOR SALE this MID TERRACE PROPERTY situated a short distance from Risca Town Centre.

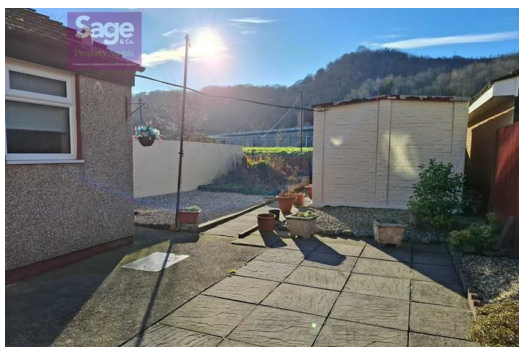
This property benefits to the ground floor from a large LIVING/DINING ROOM, kitchen and ground floor FAMILY SHOWER ROOM. To the first floor are THREE BEDROOMS. To the rear of the property is a low maintenance patio garden, ideal for entertaining together with a SINGLE GARAGE.

The property is a perfect FAMILY HOME, close to schools, local amenities and TRAIN STATIONS with the stunning WAUNFAWR PARK and the long bridge field within walking distance. This property is ideally situated for those that enjoy dog walking, sports and recreation with football, rugby, bowls and the cricket club right on your doorstep.

This property is being sold with NO ONWARD CHAIN and EARLY VIEWING IS HIGHLY RECOMMENDED

COUNCIL TAX BAND: C

EPC RATING; D



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**Telephone:** 01633 838888 **Email:** [risca@sageandco.co.uk](mailto:risca@sageandco.co.uk)

**[www.sageandco.co.uk](http://www.sageandco.co.uk)**



ENTRANCE

Enter through a double glazed front door.

ENTRANCE HALLWAY

Central heating radiator, under stairs storage cupboard, door to

LIVING/DINING ROOM

11'11" x 22'0" (3.65 x 6.72)

Double glazed window to front and rear, two central heating radiators, feature fireplace with gas fire, stairs for first floor

KITCHEN

8'2" x 8'4" (2.49 x 2.56)

Back and wall units with a rolled edge work surface, integrated stainless steel sink unit with a mixer tap over, space for an electric cooker, plumbing access for washing machine, double glazed window to the side, towel rail.

INNER PORCH

Space for fridge freezer, double glazed door to the side.

SHOWER ROOM

Double shower cubicle, low level wc, pedestal wash hand basin, non slip floor, central heating radiator, obscured double glazed window the side.

STAIRS TO FIRST FLOOR-LANDING

Loft access, double glazed window to the rear.

BEDROOM ONE

11'0" x 10'0" (3.37 x 3.05)

Double glazed window to the rear, central heating radiator, large airing cupboard housing the combi boiler, fitted sliding wardrobes.

BEDROOM TWO

9'0" x 11'7" (2.75 x 3.55)

Double glazed window to the front, central heating radiator

BEDROOM THREE

7'10" x 6'10" (2.40 x 2.10)

Double glazed window to the front, central heating radiator

OUTSIDE

FRONT: Forecourt to front  
SIDE: Gated Pedestrian access to rear with a possibility at changing to a driveway  
REAR: Low maintenance garden with gated access to rear lane.

GARAGE

Up and over door power and light

TENURE

We believe it to be freehold.

