



11 Maple Gardens, Risca, , Gwent NP11 6AR
Asking Price £390,000

**** A SPACIOUS FAMILY HOME IN A QUIET CUL DE SAC LOCATION****

Sage and Co are pleased to offer FOR SALE this recently upgraded and WELL PRESENTED FOUR BED DETACHED property set in a quiet cul de sac location on the outskirts of Risca Town Centre within a short drive to the M4 and close to local amenities.

This property offers ideal family living with a good size living room, 26FT KITCHEN/DINER, leading to a cosy conservatory overlooking the enclosed rear garden ideal for a growing family, further benefits to the ground floor are a WC and access to the INTEGRAL GARAGE.

To the first floor are FOUR BEDROOMS the master having ensuite shower facilities, and the family bathroom.

The property also offers a DOUBLE DRIVEWAY and possible additional off road parking to the front with a NEWLY LAID PORCELAIN SLABBED PATIO to the rear with Composite Fence and gated access on to the river bank behind.

This is a fabulous property and a viewing is highly advised.

EPC RATING: D

COUNCIL TAX BAND: E



70 Tredegar Street Risca NP11 6BW

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

www.sageandco.co.uk

ENTRANCE

Enter through a double glazed front door

ENTRANCE HALLWAY

Stairs to first floor, central heating radiator, newly laid wooden flooring, doors to; internal door to integral garage

LIVING ROOM

11'3" x 14'9" (3.44 x 4.5)

Double glazed window to front, central heating radiator.

GROUND FLOOR WC

Recently refitted with Low level WC, wall mounted wash hand basin, double glazed window with obscure glass to side, newly laidd wooden floor.

KITCHEN/DINING ROOM

8'9" x 26'2" (2.67 x 7.99)

Shaker style kitchen with a range of base and wall units, rolled edge work surface, inset stainless steel sink unit with mixer tap over, five ring gas hob, electric oven, extractor fan over, plumbing for automatic washing machine and dish washer, modern central heating radiator, integrated fridge freezer, spotlights, double glazed window and door to rear, double glazed 'French' doors to conservatory, under stairs storage cupboard, laminate flooring.

CONSERVATORY

9'7" x 11'10" (2.94 x 3.61)

Double glazed windows to three sides, double glazed 'French' doors to side, laminate flooring

STAIRS TO FIRST FLOOR - LANDING

Loft access, doors to; storage cupboard

BEDROOM ONE

11'3" x 9'5" (to wardrobes) (3.44 x 2.88 (to wardrobes))

Double glazed window to front, central heating radiator, fitted wardrobes,

ENSUITE

Step in shower cubicle, low level WC, vanity wash hand basin, double glazed window with obscured glass to front, spotlights, newly laid flooring.

BEDROOM TWO

8'1" x 11'7" (2.48 x 3.54)

Double glazed window to front, central heating radiator

BEDROOM THREE

7'5" x 8'10" (2.28 x 2.71)

Double glazed window to rear, central heating radiator, storage cupboard housing combi boiler

BEDROOM FOUR

8'3" x 8'9" (2.53 x 2.67)

Double glazed window to rear, central heating radiator

BATHROOM

6'10" x 5'5" (2.09 x 1.67)

Panelled bath with shower over, low level WC, pedestal wash hand basin, chrome towel radiator, tiled walls and newly laid floor, double glazed window with obscure glass to rear, spot lights

OUTSIDE

FRONT: Driveway with space for two cars, low maintenance block paved and gravel garden edged with mature hedging, SIDE; Pedestrian access to rear.

REAR: Newly upgraded rear garden with a generous sized level rear garden laid with Porcelain Stone, enclosed by a composite fence.

GARAGE

Up and over door, power and light, door to hallway.

TENURE

We have been advised freehold.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	67	
(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 

