



68 Tanybryn, Pontymister, Risca, Gwent NP11 6JR

Guide Price £270,000

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****SPACIOUS FAMILY HOME IN SOUGHT AFTER LOCATION****

Sage and Co are delighted to offer FOR SALE this Fabulous Family Home nestled in the charming area of Tanybryn, Risca. This delightful SEMI DETACHED property offers a perfect blend of comfort and modern living.

The heart of the home is undoubtedly the GENEROUS KITCHEN DINER, which is perfect for get togethers with family and friends, while the separate living room is an ideal quieter space.

To the first floor are THREE BEDROOMS, the family shower room and ensuite to the master bedroom while to the ground floor is a separate WC and good size utility room.. Additionally, the large BLOCK PAVED DRIVEWAY offers parking for up to six vehicles. To the rear of the property is a spacious south-facing garden laid to lawn and patio a true gem for those who appreciate outdoor living. This garden is perfect for enjoying sunny days, whether you wish to host summer barbecues or simply relax in the tranquillity of your own outdoor space.



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ENTRANCE

Enter through a part glazed front door.

ENTRANCE HALLWAY

Stairs to the first floor, central heating radiator, laminate flooring, double glazed window to the side, doors to:

LIVING ROOM

11'10" x 12'9" max (3.63m x 3.91 max)

Double glazed window to the front, central heating radiator.

KITCHEN/DINER/FAMILY AREA

19'9" x 10'4" (6.04 x 3.17)

A range of modern base and wall units, marble work surface with inset stainless steel sink unit and mixer tap over, breakfast bar with inset five ring central gas hob and overhead extractor, eye level oven and grill, central heating radiator, double glazed window to the rear, tiled splash back laminate floor. Open plan to family area.

FAMILY AREA

10'11" x 11'10" (3.34 x 3.63)

Double glazed "French" doors to the side, double glazed window to the rear, vaulted roof light, spot lights, laminate floor, wall muted modern central heating radiator.

UTILITY ROOM

10'0" x 5'10" (3.07 x 1.78)

Double glazed window to the front, double glazed door to the side, plumbing for automatic washing machine and tumble dryer, space for fridge/freezer, door to large storage cupboard/larder, tiled floor.

GROUND FLOOR WC

Low level WC, vanity wash hand basin, modern chrome heated towel rail, double glazed window to the rear, tiled floor.

STAIRS TO THE FIRST FLOOR - LANDING

Obscure double glazed window to the side, loft access, central heating radiator, doors to:

BEDROOM ONE

9'3" x 19'9" (2.82 x 6.02)

Double glazed window to the rear, central heating radiator.

ENSUITE SHOWER ROOM

Step in double shower cubicle, close coupled WC, vanity wash hand basin, laminate floor, spot lights.

BEDROOM TWO

12'4" x 9'7" to chimney breast (3.78 x 2.94 to chimney breast)

Double glazed window to the front, central heating radiator, loft access with drop down ladder leading to loft space boarded for storage.

BEDROOM THREE

8'9" x 8'9" (2.69 x 2.68)

Double glazed window to the front, central heating radiator, built in storage area.

FAMILY BATHROOM

Step in double shower cubicle, close coupled WC, vanity wash hand basin, storage cupboard housing combi boiler, wall mounted heated towel rail.

OUTSIDE

FRONT: Low maintenance front garden with blocked paved driveway for up to 6 cars.

SIDE: Gated access to rear leading from driveway.

REAR: Spacious rear garden with good size patio and two level lawned areas ideal for family gatherings

TENURE

We are advised that this property is FREEHOLD.

