



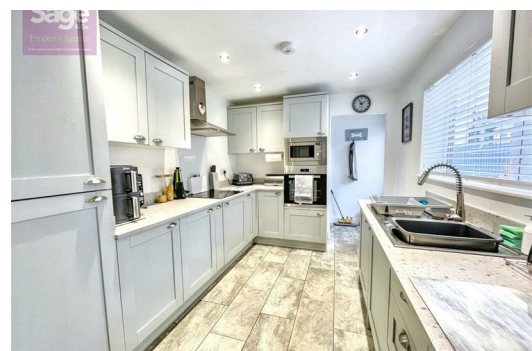
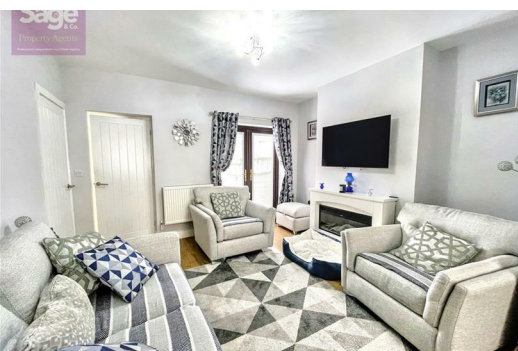
**74 Clyde Street, Risca, , Gwent NP11 6BG**  
**Chain Free £190,000**

GUIDE PRICE £190,000-£200,000! NO ONWARD CHAIN!!

Nestled on Clyde Street in the charming town of Risca, this well-presented mid-terraced family home offers a perfect blend of modern living and comfort. Recently refurbished throughout, this property is an ideal choice for first-time buyers or families seeking a welcoming space to call home.

As you enter, you are greeted by a stylish open-plan diner that seamlessly flows into the lounge area, creating an inviting atmosphere for both relaxation and entertaining. The modern fitted kitchen boasts integrated appliances, making meal preparation a delight.

The property features three bedrooms, comprising two spacious double rooms and a single, providing ample space for family members or guests. The contemporary bathroom is designed with functionality in mind, ensuring convenience for everyday living.



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ENTRANCE HALLWAY

Entrance hallway via a wood effect composite front door with double obscure glazing. Access to dining area at end of hallway. Under stair storage cupboard. Twin central heating radiator. (Electrical consumer unit present)

LOUNGE

11'4" x 11'5" (3.46 x 3.50)

Family lounge, open to dining room via feature arch. Wooden effect French doors to rear elevation with double glazing. Chimney breast present. Feature electric fire place. Access to kitchen and stairs to first floor.

DINING ROOM

11'1" x 10'0" (3.38 x 3.05)

Dining room, open to lounge via feature arch, facing front elevation. Chimney breast present. Double glazed wooden effect PVC window. Twin central heating radiator.

KITCHEN

11'1" x 8'6" (3.38 x 2.61)

Modern fitted kitchen with integrated fridge/ freezer, microwave, electric oven, induction hob and washing machine. Marble/ stone effect counter tops and stainless steel sink with drainer. Vertical radiator and double glazed, wood effect window to side aspect. Access to rear porch and bathroom.

BATHROOM

8'3" x 6'1" (2.52 x 1.87 )

Modern bathroom suite with mains supply over head shower. Low level WC, separate sink and base unit. Rear elevation double obscure glazed, wooden effect window. Chrome towel radiator.

FIRST FLOOR LANDING

Access to all first floor bedrooms. Loft hatch present.

MASTER BEDROOM

10'0" x 11'8" (3.07 x 3.56)

Double bedroom to rear elevation complete with airing cupboard (housing gas combination boiler). Wood effect PVC window and twin central heating radiator.

BEDROOM TWO

8'11" x 11'7" (2.73 x 3.54)

Double bedroom to front elevation. Wooden effect double glazed window. Chimney breast present. Twin central heating radiator.

BEDROOM THREE

6'11" x 8'5" (2.12 x 2.59)

Single bedroom to front elevation. Wooden effect PVC double glazed window. Twin central heating radiator.

OUTSIDE

FRONT: Access off public pathway.  
REAR: Flat level rear garden, low maintenance complete with artificial lawn and patio area. Rear gated access to lane.

TENURE

We are advised that this property is FREEHOLD.

