



127 Risca Road, Rogerstone, Newport, NP10 9GE

Guide Price £180,000

****GUIDE PRICE £180,000-£190,000****

Nestled in the desirable area of Rogerstone, Newport, this charming three-bedroom mid-terraced home on Risca Road presents an excellent opportunity for first-time buyers or savvy investors. The property boasts a generous open-plan lounge and dining area, providing a welcoming space for relaxation and entertaining. The galley-style kitchen is both functional and efficient, making meal preparation a breeze.

The home features three well-proportioned bedrooms (two double, one single), perfect for families or those needing extra space for guests or a home office. The bathroom is equipped with an overhead shower, ensuring convenience for busy mornings.

Situated close to local amenities, this property offers easy access to shops, schools, and recreational facilities, making it an ideal choice for those seeking a vibrant community.



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ENTRANCE HALL

Entrance via PVC front door. Providing access to open plan lounge diner. Consumer unit present.

LOUNGE

15'1" x 12'5" (4.62 x 3.80)

Family lounge open to dining room. Chimney breast present with feature fireplace. Open to stairway. Rear aspect double glazed PVC window with views of surrounding mountainside. Twin central heating radiator.

DINING ROOM

11'8" x 10'3" (3.58 x 3.14)

Open to lounge, front aspect facing with double glazed PVC window. Chimney breast present. Single heating radiator.

KITCHEN

15'7" x 6'10" (4.77 x 2.10)

Kitchen with hight and low base storage units. Stainless steel sink, draining board and tiled splash. Side aspect double glazed PVC window. Space for appliances.

BATHROOM

5'8" x 6'11" (1.73 x 2.11)

Bathroom suite to rear aspect. Double glazed PVC obscure window. Low level WC and sink units. Twin central heating radiator.

FIRST FLOOR LANDING

Access to all first floor bedrooms. Loft hatch present.

MASTER BEDROOM

Double bedroom to rear aspect with double glazed PVC windows. Integrated storage cupboards. Chimney breast present. Single central heating radiator.

BEDROOM TWO

7'10" x 10'4" (2.40 x 3.17)

Double bedroom to front aspect with double glazed PVC window. Chimney breast present integrated airing cupboard (Boiler present). Single central heating radiator.

BEDROOM THREE

5'11" x 10'4" (1.81 x 3.16)

Single bedroom to front aspect. Double glazed PVC window. Single central heating radiator.

ATTIC SPACE

14 x 14 (4.27m x 4.27m)

2 Double power sockets and lighting plus velux window. There is possibility for stairs to be installed.

OUTSIDE

FRONT: Pathway to front door. Garden forecourt.
REAR: Stone chippings area to side elevation from back door. Lawned area with shrubs to boundary. Rear gated access to lane. South facing.

TENURE

We are advised that this property is FREEHOLD.

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