



**6 Mendip Close, Risca, Newport, NP11 6QZ**  
**Guide Price £210,000**

**\*\*GUIDE PRICE £210,000 TO £220,000\*\***

Sage and Co are pleased to offer FOR SALE this SPACIOUS SEMI DETACHED DORMA BUNGALOW set overlooking Risca Town and Bristol Channel. The property offers good size living for a growing family with TWO RECEPTION ROOMS and BEDROOM THREE to the ground floor as well as the FAMILY BATHROOM. To the first floor are TWO FURTHER DOUBLE BEDROOMS with fabulous views. The property has been upgraded over time by the previous owners to make this a cosy family home. Outside is a low maintenance garden and SINGLE GARAGE. This property is being offered for sale with NO ONWARD CHAIN and a viewing is advised not to miss out.

EPC RATING: D  
COUNCIL TAX BAND: C



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ENTRANCE

Enter through a composite front door.

ENTRANCE HALLWAY

Loft access, storage cupboard, doors to:

KITCHEN

11'0" x 8'10" (3.36 x 2.71)

Fitted with a range of base and wall units, rolled edge work surfaces, inset porcelain sink unit with mixer top over, inset gas hob, eye level oven and grill, integrated washing machine and double glazed window to front.

LIVING ROOM

18'4" x 11'10" (5.60 x 3.63)

Double glazed patio doors to front. electric coal affect fire, central heating radiator, laminate flooring.

DINING ROOM

13'1" x 10'11" (4.00 x 3.33)

Double glazed window to rear, central heating radiator, stairs to loft, storage cupboard

BATHROOM

6'10" x 5'5" (2.09 x 1.66)

Panelled bath with shower and mixer tap over, vanity wash hand basin and WC. central heating radiator, obscured glass double glazed window to rear.

BEDROOM THREE

9'7" x 9'11" (2.94 x 3.03)

Double glazed window to rear, central heating radiator

STAIRS TO THE FIRST FLOOR

BEDROOM ONE

12'9" x 10'3" (3.90 x 3.14)

Double glazed window to front, central heating radiator, fitted furniture.

BEDROOM TWO

14'10" x 10'4" (4.53 x 3.15)

Double glazed window to front, central heating radiator, storage cupboard, eaves storage and cupboard housing combi boiler

OUTSIDE

- FRONT - Patio leading to lawn and footpath to front
- SIDE - Pedestrian access to rear
- REAR - Paved low maintenance tiered garden

GARAGE

Single garage with up and over door

TENURE

We have been advised the property is freehold

