



6 Mendip Close, Risca, Newport, NP11 6QZ
Guide Price £190,000

****GUIDE PRICE £190,000 TO £200,000** SPACIOUS DORMA BUNGALOW IN CUL DE SAC LOCATION****

Nestled in the charming area of Mendip Close, Risca, this delightful SEMI DETACHED DORMA BUNGALOW offers a perfect blend of comfort and style. With THREE WELL PROPORTIONED BEDROOMS this home is ideal for families or those seeking extra space. The property boasts TWO RECEPTION ROOMS providing ample space for relaxation and entertaining guests. One of the standout features of this residence is the stunning views over the Bristol Channel that can be enjoyed from various vantage points within the home. Whether you are sipping your morning coffee or unwinding in the evening, the picturesque scenery adds a touch of tranquillity to daily life.

The property also includes a convenient GARAGE ensuring that parking is never a hassle. With space for one vehicle, you can rest easy knowing your car is secure. This semi-detached bungalow is not just a house; it is a place where memories can be made. Its thoughtful layout and appealing features make it a wonderful opportunity for anyone looking to settle in a welcoming community. Don't miss the chance to make this lovely property your new home.

EPC RATING: D
COUNCIL TAX BAND: C



70 Tredegar Street Risca NP11 6BW
Telephone: 01633 838888 **Email:** risca@sageandco.co.uk

www.sageandco.co.uk

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

