



Sage
& Co.
Property Agents
Professional Independent Local Estate Agency

8 St. Mary Street, Risca, , Gwent NP11 6GU
Guide Price £200,000

****GUIDE PRICE **£200,000 TO £210,000****

Situated on St. Mary Street in the charming town of Risca, this delightful **STONE FRONTED COTTAGE** offers a perfect blend of character and modern living. The property boasts a welcoming reception room with a **LOG BURNER** creating a cosy atmosphere for relaxation or entertaining guests. This home features **THREE WELL PROPORTIONED BEDROOM** as well as a **LOFT ROOM** presenting a versatile area that can be used as a study, playroom, or even an extra bedroom, catering to your individual needs.

Outside the property offers a seated area on the lower forecourt with steps up to a further patio area.

The **NEWLY FITTED KITCHEN** is a highlight of the property, designed with both style and functionality in mind. It is perfect for those who enjoy cooking and entertaining, offering modern appliances and plenty of storage. This property is not just a house; it is a home that offers comfort and convenience in a lovely location. With many other upgrades including **RECENTLY INSTALLED FAMILY BATHROOM**, utility and ground floor WC.

With its blend of traditional features and contemporary updates, this well presented property is a must-see for anyone looking to settle in the heart of Risca.

EPC RATING: D
COUNCIL TAX BAND: B



70 Tredgar Street Risca NP11 6BW
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ENTRANCE

Enter through a composite front door.

ENTRANCE HALLWAY

Central heating radiator, wood laminate flooring leading to -

LIVING ROOM

12'0" x 9'9" (3.66 x 2.98)

Double glazed window to front, wood laminate flooring, radiator, multi fuel fire with feature stone surround.

DINING ROOM

10'9" x 12'5" (3.30 x 3.81)

Double glazed window to rear, open fireplace, wood laminate flooring, central heating radiator, stairs to first floor, under stairs storage housing work station, door leading to -

KITCHEN

10'5" x 7'8" (3.19 x 2.35)

Shaker style kitchen with a range of base units with pantry unit, square edge work surface, inset porcelain sink unit with mixer tap over, inset induction hob with built in oven and grill, double glazed window to side, central heating radiator, part glazed door to garden and door leading to -

UTILITY ROOM

7'9" x 5'10" (2.38 x 1.80)

Plumbing for automatic washing machine and tumble dryer.

GROUND FLOOR WC

Low level WC, vanity wash hand basin. wall mounted wash had basin, obscure double glazed window to the side.

STAIRS TO THE FIRST FLOOR - LANDING

Access to loft space, doors to:

BEDROOM ONE

12'2" x 6'6".72'2" min (to chimney breast 9'9" max (3.73 x 2.22 min (to chimney breast 2.98 max)

Double glazed window to front, central heating radiator.

BEDROOM TWO

10'11" x 8'4" (3.35 x 2.55)

Double glazed window to rear, central heating radiator.

BEDROOM THREE

8'11" x 6'7" (2.74 x 2.03)

Double glazed window to front, central heating radiator.

DRESSING ROOM

7'9" x 8'0" (2.37 x 2.45)

Double glazed window to side, spot lighting, door to bathroom.

FAMILY BATHROOM

A modern family bathroom with panelled bath with mixer tap over, large double step in shower, low level WC, vanity wash hand basin, central heating radiator, obscure double glazed window to the side.

LOFT ROOM

Velux window, eaves storage, exposed beams.

OUTSIDE

FRONT: Steps up to front door.

SIDE- Paved pathway with pedestrian access to rear.

REAR - Paved courtyard with outside tap and steps to a paved patio/sun terrace with views across to a wooded hillside.

TENURE

We have been advised freehold.

