



42 Newport Road, Risca, , NP11 6LW
Guide Price £250,000

**** GUIDE PRICE £250,000-£260,000 ** FULLY RENOVATED FAMILY HOME IN POPULAR LOCATION****

Sage and Co are delighted to welcome you to this charming property located in the sought-after area of Risca. This beautifully renovated mid-link terrace house boasts two reception rooms, three cosy bedrooms, and a modern bathroom, making it the perfect family home.

As you step inside, you'll be greeted by the exceptionally presented interior that has been lovingly renovated throughout by the current owners.

One of the highlights of this lovely home is the spacious level rear garden, offering ample space for outdoor activities with the children or simply relaxing in the fresh air. Situated in a popular location, this property provides easy access to local amenities including schools, doctors surgery and transport links with the train station just a short distance away ensuring convenience for your daily needs.

Don't miss out on the opportunity to make this house your home, book your viewing today.

EPC RATING: C
COUNCIL TAX BAND: C



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ENTRANCE

Enter through a composite front door.

ENTRANCE HALLWAY

Stairs to the first floor, laminate flooring, doors to:

LIVING ROOM

9'11" x 11'11" to chimney breast (3.04 x 3.65 to chimney breast)

Double glazed window to the front, central heating radiator, coved ceiling, spot lighting.

LIVING/DINING ROOM

19'2" x 8'7" to chimney breast 10'5" to alcove (5.86 x 2.62 to chimney breast 3.18 to alcove)

Double glazed window to the front, double glazed "French" doors to rear, two central heating radiators, laminate flooring, coved ceiling.

KITCHEN

12'2" x 8'8" (3.72 x 2.66)

Modern high gloss kitchen with a range of base and wall units, square edge work surface, inset polycarbonate sink unit, mixer tap over, integrated electric hob with extractor hood over, eye level oven and microwave, integrated fridge/freezer, dishwasher. Double glazed window to the rear, laminate flooring, under stairs storage cupboard, modern vertical radiator, laminate flooring, spot lighting.

INNER PORCH

Double glazed door to the rear, doors to:

UTILITY ROOM

Plumbing for automatic washing machine and tumble dryer, laminate flooring.

GROUND FLOOR WC

Low level WC, obscure double glazed to the rear, central heating radiator, laminate flooring.

STAIRS TO THE FIRST FLOOR - LANDING

Double glazed window to the rear, central heating radiator, loft access (with boarded loft) airing cupboard housing combi boiler.

BEDROOM ONE

10'7" x 12'2" (3.24 x 3.72)

Double glazed window to the front, central heating radiator, large storage cupboard, walk in wardrobe.

WALK IN WARDROBE

4'5" x 7'6" (1.35 x 2.29)

BEDROOM TWO

12'1" x 10'0" (3.69 x 3.05)

Double glazed window to the rear, central heating radiator, large storage cupboard.

BEDROOM THREE

8'10" x 8'11" (2.71 x 2.73)

Double glazed window to the rear, central heating radiator, storage cupboard.

FAMILY BATHROOM

6'5" x 7'4" (1.97 x 2.26)

Panelled bath with waterfall tap, separate shower cubicle, low level WC, vanity wash hand basin, chrome towel rail, tiled floor, spot lighting.

OUTSIDE

FRONT: Off road parking for two vehicles.

SIDE Pedestrian access with outside light.

REAR: Good size level rear garden with Indian Sandstone Patio leading to enclosed level rear lawn.

TENURE

We have been advised this property is freehold.

NOTE

This property has been renovated by the current owners since their purchase in 2019 and includes

New windows and doors

New electrics

New boiler

New kitchen and bathroom

New flooring throughout

Sandstone patio

