



34 Cotswold Way, Risca, Newport, NP11 6QT
Guide Price £260,000

**** GUIDE PRICE £260,000-£270,000 ****

Nestled in the picturesque COTSWOLD WAY, RISCA, this well-maintained LINK-DETACHED house presents an excellent opportunity for families seeking a comfortable and inviting home. Boasting THREE BEDROOMS, this property is designed to cater to modern living while retaining a warm and welcoming atmosphere and OFF ROAD PARKING.

Upon entering, you are greeted by a generous FAMILY LOUNGE, perfect for relaxation and entertaining. The separate dining area provides an ideal space for family meals and gatherings. The ground floor also features a convenient WC, enhancing the practicality of the layout. The modern fitted kitchen is a highlight, equipped with contemporary appliances and ample storage, making it a delightful space for culinary enthusiasts.

The first floor comprises TWO spacious DOUBLE BEDROOMS and a SINGLE BEDROOM, offering flexibility for family arrangements or guest accommodation. A well-appointed bathroom completes this level, ensuring comfort and convenience for all residents.

Outside, the tiered rear garden is a charming retreat, providing a lovely area for outdoor activities and relaxation. Additionally, the property includes access to a single garage, offering valuable storage or parking options.



70 Tredegar Street Risca NP11 6BW

Telephone: 01633 838888 **Email:** risca@sageandco.co.uk

www.sageandco.co.uk

ENTRANCE HALL

Accessible from front garden via PVC front door with obscure double glazed panels. Open to stairs for first floor. Provides access to lounge, kitchen and ground floor W/C. Under stair storage area.

LOUNGE

11'6" x 13'2" (3.53 x 4.03)

Front aspect family lounge with PVC double glazed windows. Twin central heating radiator. Electric feature fire place. Arch way open to dining room.

DINING ROOM

8'9" x 11'2" (2.67 x 3.41)

Rear aspect dining room with double glazed PVC windows. Single central heating radiator. Archway open to lounge. Door to kitchen.

KITCHEN

8'11" x 11'2" (2.73 x 3.41)

Kitchen unit with high and low base storage units and space for separate appliances. Ceramic hob (electric) and electric fan oven. Granite effect, rolled worktops and stainless steel sink with drainer, mixer tap over (chrome). Rear aspect double glazed PVC window and back door.

GROUND FLOOR W/C

Accessible from entrance hallway. Low level W/C and sink with base storage unit. Tiled surround finish. Side aspect double obscure glazed window. Electrical consumer unit present.

FIRST FLOOR LANDING

Leads to bedroom one, two and three along with family bathroom. Airing cupboard (gas combi boiler present). Side aspect double glazed PVC window. Loft hatch present.

BEDROOM ONE

13'0" x 10'9" (3.98 x 3.29)

Double bedroom to front aspect with double glazed PVC window. Built in storage cupboard. Single central heating radiator.

BEDROOM TWO

8'7" x 10'7" (2.64 x 3.25)

Double bedroom to rear aspect with double glazed PVC window. Inbuilt storage cupboard. Single central heating radiator.

BEDROOM THREE

7'1" x 9'8" (2.16 x 2.97)

Single bedroom to front aspect with double glazed PVC window. Over stairway storage. Single central heating radiator.

FIRST FLOOR BATHROOM

7'0" x 5'5" (2.14 x 1.66)

Free standing shower suite with tiled splash back finish. Low level W/C and sink with base storage units. Rear aspect double obscure glazed window. Chrome towel radiator.

OUTSIDE

FRONT: Sloped driveway for one vehicle to single driveway. Pathway to front door and low maintenance garden with artificial grass.

REAR: Tiered rear garden with lawned levels. Decked area to rear boundary and gates access. Access to single garage via PVC back door. Shrubs to boundries.

TENURE

We are advised that this property is FREEHOLD.

