Sage & Co.
Property Agents

# 31 High Trees, Risca, , NP11 6HH

## Asking Price £250,000

** FOUR BEDROOM, MID TERRACED FAMILY HOME WITH OFF ROAD PARKING AND LOFT CONVERSION! **
Welcome to this modern MID-LINK TERRACED HOUSE located in the desirable area of HIGH TREES, Risca. This well-presented family home boasts FOUR spacious bedrooms, making it an ideal choice for families or those seeking extra space. The property features a thoughtfully designed LOFT CONVERSION providing additional living space that can be tailored to your needs.
As you enter, you will be greeted by an inviting open plan lounge and dining area, perfect for entertaining guests or enjoying family time with French doors to rear garden. The high gloss finish kitchen is both stylish and functional, The ground floor also includes a convenient WC, while the family bathroom and master ensuite are located on the first floor. One of the standout features of this property is the stunning views which can be enjoyed from various vantage points within the home. The property also benefits from OFF-ROAD PARKING FOR TWO VEHICLES, a valuable asset in this area. Situated just a short commute from the M4, this home offers easy access to both Cardiff and Bristol, making it perfect for those who work in the city but prefer a quieter suburban lifestyle. Additionally, nearby transport links and local amenities ensure that all your daily needs are within easy reach.
EPC- C
Council Tax- C - Caerphilly Council

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

## ENTRANCE HALL
Access from communal pathway via composite front door with obscure double glazing to front aspect. Leads to: Lounge/ diner, kitchen and ground floor WC. Open stairway to first floor. Twin central heating radiator.

## LOUNGE/ DINER
14'9" x 15'7" (4.50 x 4.76)
Family sized lounge/ diner to rear aspect. French PVC doors to rear garden. Under stair storage cupboard. Twin central heating radiator. Accessable from entrance hall.

## KITCHEN
11'3" x 8'2" (3.45 x 2.49)
Kitchen with high and low base storage units, stainless steel sink and drainer finish with high gloss (Grey). Gas hob and double electric oven with over head circulation fan. Front aspect double glazed PVC window. Twin central heating radiator.

## GROUND FLOOR WC
Low level WC and sink unit. Accessible from entrance hallway.

## STAIRS TO FIRST FLOOR - LANDING
Leads to: Bedroom Two three and four along with family bathroom and airing cupboard. Open to stairs for second floor.

## BEDROOM TWO
8'4" x 12'1" (2.56 x 3.69)
Double bedroom to rear aspect. Double glazed PVC window. Twin central heating radiator.

## SHOWER EN-SUITE
8'2" x 5'4" (2.50 x 1.64)
Shower ensuite (mains supply) with tiled splash finish. Low level WC and sink unit. Twin central heating radiator and extractor fan to ceiling.

## THREE BEDROOM
8'2" x 9'1" (2.50 x 2.79)
Double bedroom to front aspect. Double glazed PVC window. Twin central heating radiator.

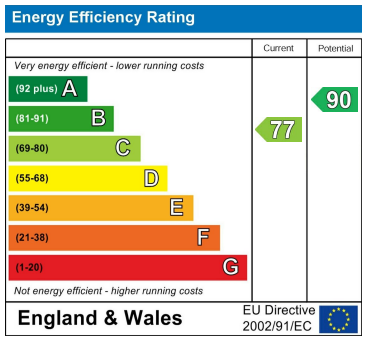
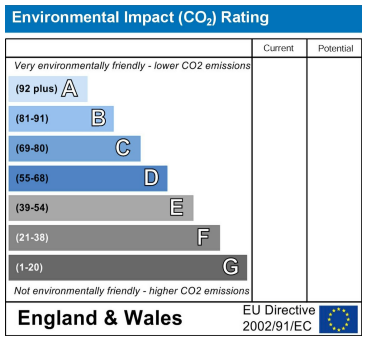
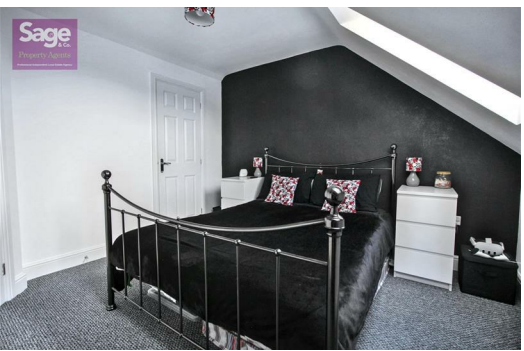
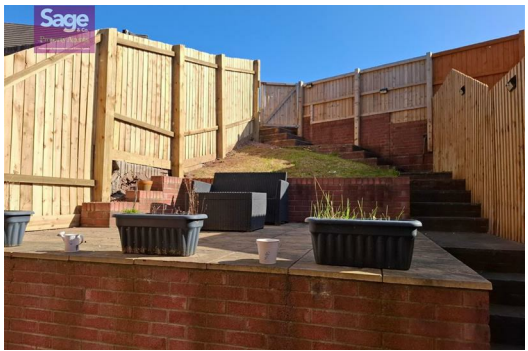
## BEDROOM FOUR
9'11" x 6'0" (3.03 x 1.85)
Single bedroom to rear aspect. Double glazed PVC window. Twin central heating radiator.

## FIRST FLOOR FAMILY BATHROOM
5'7" x 6'2" (1.71 x 1.88)
Family bathroom suite to first floor. Electric supply shower over bath. Tiled splash back finish. Low level WC and sink unit. Front aspect double glazed PVC obscure window.

## STAIRS TO SECOND FLOOR - LANDING
Stairway to bedroom one (loft conversion).

## BEDROOM ONE
11'1" x 11'3" (3.39 x 3.45)
Double bedroom (loft conversion) with walk in wardrobe/storage cupboard. Two sky lights to front aspect. Twin central heating radiator.

## STORAGE AREA (PLUMBED FOR SHOWER ROOM)
Large cupboard currently being used as a storage area with plumbing for shower room (subject to signing off by local authority planning department)

## TENURE
We are advised this property is FREEHOLD. We are also informed that there is a maintenance fee of £84.00 per year towards the development.

## OUTSIDE
FRONT: Area laid with mature shrubs and views over the surrounding mountainside
REAR: Patio area with tierred garden laid to lawn and further patio, gated access to off road parking.
OFF ROAD PARKING: Allocated parking for two vehicles, storage shed to remain.