



21 Malvern Terrace, Risca, NP11 6AU
Guide Price £220,000

**** GUIDE PRICE £220,000- £230,000 ****

**** THREE BEDROOM, SEMI-DETACHED FAMILY HOME WITH LOFT CONVERSION ****

Situated in Malvern Terrace, Risca, this charming THREE BEDROOM, SEMI-DETACHED family home is a splendid opportunity for those seeking comfort and convenience. The property has been WELL PRESENTED THROUGHOUT, ensuring a welcoming atmosphere. The generous OPEN-PLAN LOUNGE AND DINING AREA provide an ideal space for family gatherings and entertaining guests, while the STYLISH KITCHEN, complete with a UTILITY AREA, adds a touch of modern living. The home features TWO SPACIOUS DOUBLE BEDROOMS and a SINGLE BEDROOM, making it perfect for families or those needing extra space. One of the standout features of this property is the LOFT CONVERSION, which offers additional living space that can be tailored to your needs. The LOW-MAINTENANCE, flat rear garden is perfect for outdoor relaxation, allowing you to enjoy the fresh air. Situated just a short commute from the M4 corridor, this home offers easy access to CARDIFF, NEWPORT AND BRISTOL, making it an excellent choice for commuters. Additionally, the property is conveniently located near local amenities and TRANSPORT LINKS, ensuring that everything you need is within reach. This sought-after location, combined with the property's appealing features, makes it a must-see.

EPC- TBC

Council Tax- D (Caerphilly)



70 Tredegar Street Risca NP11 6BW

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

www.sageandco.co.uk

ENTRANCE HALLWAY

Entrance hallway via PVC front door. Open to stairway to first floor landing. Leads to Lounge/ Diner. Consumer unit present.

LOUNGE/ DINER

23'0" x 12'8" (7.03 x 3.87)

Open plan Lounge/ Diner to front and rear aspects with double glazed PVC windows. Two vertical central heating radiators. Feature fire place (blocked) to dining area and under stair storage cupboard. Accessible from entrance hallway and leads to kitchen.

KITCHEN

11'2" x 9'8" (3.42 x 2.95)

High gloss finish kitchen with high and low base storage units, rolled marble worktops and a Belfast ceramic sink with mixer tap over (chrome). Gas hob and electric oven into chimney (blocked) with tiled finished back splash. Access to rear utility area.

UTILITY AREA

6'3" x 4'9" (1.92 x 1.45)

Utility area with space for appliances such as washing machine and tumble dryer. Granite effect rolled work top over appliances space. Gas combi boiler present. Skylight to ceiling.

FIRST FLOOR LANDING

Split level landing with access from stairway to bedrooms one, two, three and first floor bathroom. Glass banister to open stairway for access to loft conversion with under stair storage.

BEDROOM ONE

16'2" x 10'7" (4.95 x 3.23)

Double bedroom to front aspect with two double glazed PVC windows. Vertical central heating radiator. Chimney breast present.

BEDROOM TWO

10'6" x 11'10" (3.21 x 3.63)

Double bedroom to rear aspect. Double glazed PVC window and vertical central heating radiator. Feature fire place to chimney breast present (blocked).

BEDROOM THREE

6'1" x 6'8" (1.86 x 2.04)

Single bedroom to side aspect with double glazed PVC window.

FIRST FLOOR BATHROOM

9'6" x 4'10" (2.91 x 1.49)

Bathroom suite with over head mains supply shower. Low level WC and sink unit with underneath base storage and mixer tap over (chrome). Towel radiator and tiled surround finish.

LOFT CONVERSION

8'5" x 15'8" (2.58 x 4.78)

Open to stairway from first floor landing with glass banister. Skylights to ceiling over looking rear aspect. Feature exposed brick fire place (blocked). Storage to eaves.

OUTSIDE

FRONT: Access via PVC front door from street.

REAR: Low maintenance and flat rear garden. Patio and artificial lawned areas. Side gated access with shrubs to boundaries.

TENURE

We are advised that this property is FREEHOLD.

