

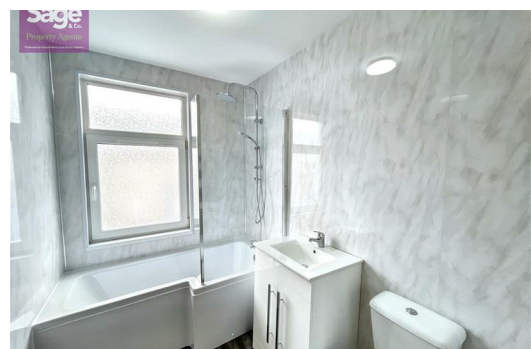


**16 Commercial Street, Risca, Newport, NP11 6AY**  
**Guide Price £230,000**

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

in the heart of RISCA, this charming THREE BEDROOM SEMI-DETACHED family home offers a perfect blend of MODERN LIVING and convenience. RECENTLY REFURBISHED to a high standard, the property boasts a contemporary design that is sure to impress. Upon entering, you are welcomed by two spacious reception rooms, ideal for both relaxation and entertaining. The MODERN FITTED KITCHEN is a highlight, providing a stylish space for culinary pursuits. Additionally, the property features a separate WC and a UTILITY ROOM, enhancing practicality for family life. The first floor is home to THREE GENEROUSLY SIZED DOUBLE BEDROOMS, ensuring ample space for family members or guests. A well-appointed FAMILY BATHROOM completes this level, offering comfort and convenience. Situated in a prime TOWN CENTRE LOCATION, this home benefits from EXCELLENT TRANSPORT LINKS, with local bus and train services just a stone's throw away. For those commuting to Cardiff or Bristol, the M4 motorway is easily accessible, making this property an ideal choice for professionals and families alike. In summary, this FULLY REFURBISHED SEMI-DETACHED HOUSE on COMMERCIAL STREET presents a wonderful opportunity for anyone seeking a modern family home in a vibrant community. With its spacious interiors and prime location, it is a must-see for prospective buyers or renters.

EPC- D  
COUNCIL TAX- C (Caerphilly)



70 Tredegar Street Risca NP11 6BW  
**Telephone:** 01633 838888 **Email:** [risca@sageandco.co.uk](mailto:risca@sageandco.co.uk)

**[www.sageandco.co.uk](http://www.sageandco.co.uk)**



ENTRANCE HALLWAY

Access via PVC front door with obscure double glazing. Open to stairway to first floor with under stair storage cupboard. Provides access to reception room, dining room and kitchen. Consumer present.

LOUNGE

13'7" x 11'5" (4.15 x 3.48)

Generous family lounge to front aspect. Double glazed PVC window. Twin central heating radiator.

DINING ROOM

11'4" x 11'0" (3.47 x 3.36)

Family dining area to rear aspect with double glazed PVC window and twin central heating radiator.

KITCHEN

11'1" x 9'9" (3.38 x 2.99)

Modern style kitchen with grey matt finish base units to floor and walls, slate effect rolled worktops with stainless steel sink with drainer and mixer tap over. Gas hob and electric oven with extractor fan over. Two double glassed PVC windows to side aspect. Leads to:

UTILITY/ WC

6'0" x 9'8" (1.84 x 2.97)

Utility room accessible from kitchen with space for appliances. Rear and side aspect double glazed PVC window and back door. Separated toilet with low level WC, sink with base store unit and mixer taps over. Gas combination boiler present.

FIRST FLOOR LANDING

Split level landing leading to all first floor bedrooms and bathroom. Side aspect double glazed PVC window. Twin central heating radiator. Loft hatch present.

BEDROOM ONE

11'8" x 11'1" (3.58 x 3.38)

Double bedroom to rear aspect with double glazed PVC window and twin central heating radiator.

BEDROOM TWO

11'7" x 11'2" (3.54 x 3.41)

Double bedroom to front aspect with double glazed PVC window, twin central heating radiator present.

BEDROOM THREE

11'8" x 9'8" (3.58 x 2.97)

Double bedroom to rear aspect with two double glazed PVC windows to side aspect and twin central heating radiator.

BATHROOM

8'0" x 5'7" (2.44 x 1.72)

Bathroom suite with over head shower. Sink with base sotrage unit and mixer tap over. Low level WC and chrome towel radiator. Front aspect obscure double glazed PVC window.

OUTSIDE

FRONT: Accessible from street with side access. REAR: Low maintenance rear garden with stone chippings and concrete pathway/ patio area. Side access. Brick wall boundary.

TENURE

We are advised that this property is FREEHOLD.

