



54 Park Place, Risca, Newport, Gwent NP11 6AS

Guide Price £270,000

**** GUIDE £270,000-£280,000 ** NO ONWARD CHAIN ****

Now available in PARK PLACE, RISCA, this charming FOUR-BEDROOM SEMI-DETACHED family home offers a perfect blend of comfort and convenience. With NO ONWARD CHAIN, this property presents an excellent opportunity for those looking to settle in a vibrant community. Upon entering, you will find THREE SPACIOUS RECEPTION ROOMS, ideal for both entertaining guests and enjoying family time. The home boasts THREE GENEROUS DOUBLE BEDROOMS alongside a SINGLE BEDROOM, providing ample space for a growing family or guests. The property is adorned with period features that add character and charm, creating a warm and inviting atmosphere throughout. The GENEROUS AND LEVEL REAR GARDEN is a standout feature, offering a private outdoor space for relaxation, gardening, or children's play. It is an ideal setting for summer barbecues or simply unwinding after a long day with mountain views of the Islwyn Valley. Situated in a sought-after location, this home is conveniently close to the TOWN CENTRE, ensuring that local amenities are just a short stroll away. With excellent BUS AND TRAIN ROUTES on your doorstep, commuting to nearby areas is both easy and efficient. Whether you are a first-time buyer or looking to upsize, this home is a wonderful choice for those seeking a blend of space, character, and accessibility in a thriving community.

EPC- D

Council Tax- D (Caerphilly)



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ENTRANCE HALL

Access via uPVC front door with double obscure glazing. Porch area with internal door leads to hallway. Provides access to lounge, reception room and kitchen. Open to stairs for first floor. Single central heating radiator. Consumer unit present.

LOUNGE

9'10" x 13'8" (3.02 x 4.19)

Bay fronted family lounge with feature fire place. Double glazed uPVC window to front aspect with rosewood frame, single central heating radiator.

RECEPTION ROOM

12'11" x 11'8" (3.96 x 3.58)

Reception room to rear aspect with double glazed uPVC window with rosewood frame, feature fireplace into chimney breast and single central heating radiator.

DINING ROOM

13'3" x 11'1" (4.05 x 3.40)

Dining room to rear with side aspect double glazed uPVC window, Twin central heating radiator and gas fire place (currently capped).

KITCHEN

11'0" x 9'7" (3.36 x 2.94)

Kitchen to rear with high and low base storage units, wooden effect rolled worktops and stainless steel sink with drainer and chrome mixer taps over, gas hob and electric oven, uPVC back door to rear garden and window to rear aspect. Storage cupboard and single central heating radiator.

FIIRST FLOOR LANDING

Split level landing with uPVC side aspect double glazed window, access to all first floor bedrooms and family bathroom, loft hatch present.

BEDROOM ONE

12'11" x 10'11" (3.94 x 3.35)

Double bedroom to front aspect with uPVC double glazed window and rosewood frame. Single central heating radiator, chimney breast present.

BEDROOM TWO

12'0" x 11'10" (3.68 x 3.61)

Double bedroom to rear with uPVC double glazed window, single central heating radiator.

BEDROOM THREE

11'1" x 8'8" (3.39 x 2.65)

Double bedroom to rear with side aspect uPVC double glazed window and rosewood frame. Single central heating radiator. Gas combination boiler house in cupboard.

BEDROOM FOUR

10'5" x 4'11" (3.18 x 1.50)

Single bedroom to front aspect with uPVC double glazed window, single central heating radiator,

BATHROOM

7'10" x 4'5" (2.40 x 1.36)

Bathroom suite with over head shower, low level WC and sink with mixer taps over, tiled finish.

OUTSIDE

FRONT: Forecourt area with brick built wall boundary and iron cast gate and finishings. Stone chippings. Side gated access. SIDE: Gated side access accessible from front forecourt. REAR: Generous rear garden with concrete patio area, lawned garden and brick-built shed to rear. Mountain vies with a sunny aspect.

TENURE

We are advised that this property is FREEHOLD.

