



12 Pine Close, Risca, Newport, NP11 6HQ
Guide Price £350,000

** GUIDE £350,000-£360,000 **

**TWO/THREE BEDROOM DETACHED HOUSE ** MULTI-CAR DRIVE AND DOUBLE GARAGE ** ENLARGED CORNER PLOT ** RARE OPPORTUNITY **

Sitting in the tranquil PINE CLOSE, RISCA, this beautifully presented TWO/ THREE BEDROOM, DETACHED FAMILY HOME offers a RARE OPPORTUNITY to acquire an ENLARGED CORNER PLOT. The property boasts one SPACIOUS LOUNGE/DINER, providing ample space for relaxation and entertaining. The heart of the home is an open plan KITCHEN AND SUN ROOM that creates a welcoming atmosphere, perfect for family gatherings. This charming residence features TWO DOUBLE BEDROOMS, with the added flexibility of a POTENTIAL THIRD BEDROOM or OFFICE area located off the landing. The property is equipped with TWO FAMILY BATHROOMS, ensuring convenience for all occupants. Outside, the multi-car DRIVEWAY and DOUBLE GARAGE provide generous parking for up to five vehicles, a rare find in this area. Additionally, the ROOF TERRACE over the garage presents SPECTACULAR VIEWS, making it an ideal spot for relaxation or entertaining guests. Situated in a QUIET LOCATION, this home is perfect for families seeking a peaceful environment while still being close to LOCAL AMENITIES. With its modern features and ample space, this property is a must-see for anyone looking to settle in the charming community of Risca. Don't miss the chance to make this delightful



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ENTRANCE HALL

Access via uPVC front door with double obscure glazing. Provides access to lounge/ diner and kitchen/ reception. Open to stairs for first floor with under stair storage cupboard. Twin central heating radiator.

LOUNGE/ DINER

12'9" x 22'8" (3.89 x 6.91)

Family lounge/ diner with picture uPVC window with double glazing to front aspect and French doors to rear. Gas fire place into chimney and twin central heating radiators. Access to entrance hall and kitchen separately.

KITCHEN

7'10" x 9'0" (2.41 x 2.76)

Modern fitted kitchen with high and low base storage units with a matte grey finish. Induction hob, electric oven and integrated dish washer with space for other appliances. Wooden effect work tops, polycarbonate sink and drainer with chrome mixer tap over and separate kitchen island with storage units. Rear aspect double glazed uPVC window. Provides internal access to garage and ground floor bathroom. Vertical radiator. Open to sun room.

SUN ROOM

7'5" x 9'5" (2.28 x 2.89)

Sun room to rear aspect with uPVC French doors to rear garden and double glazed windows. Open to kitchen.

FIRST FLOOR LANDING

Open to stairs from ground floor, leading to bedroom one, two and bathroom. Lounge/ study area open to landing, previously bedroom three. French door access to roof terrace with spectacular views.

BEDROOM ONE

12'8" x 9'10" (3.87 x 3.00)

Double bedroom to front aspect with double glazed uPVC window. Single central heating radiator and separate storage cupboard.

BEDROOM TWO

12'7" x 9'11" (3.84 x 3.04)

Double bedroom to rear aspect with double glazed uPVC window and single central heating radiator. Accessible from first floor landing.

FIRST FLOOR BATHROOM

6'6" x 6'2" (2.00 x 1.89)

First floor bathroom suite with rolled top bath, sink with base storage unit and low level WC. Chrome mixer taps over sink. Towel radiator.

OUTSIDE

Front: Gated driveway access for multiple vehicles. Access to double garage. Potting area and access to front door. Shrubs to boundary. Roof terrace to garage with spectacular views.
REAR: Split level rear garden with patio and lawned areas. Wooden built shed and seller access.

TENURE

We are advised that this property is FREEHOLD.

