8 Tredegar Terrace, Risca, NP11 6BY
Guide Price £150,000

GUIDE PRICE £150,000 TO £160,000 NO ONWARD CHAIN **
Sage ad Co are pleased to offer FOR SALE this STONE FRONTED MID TERRACE PROPERTY in the heart of Risca close to local amenities including school, health centre and within a short walk to the train station with direct access to Newport and Cardiff City Centre.
The property offers a good size living/dining area as well as modern kitchen and ground floor bathroom. To the first floor are THREE BEROOMS.
Outside there is a lengthy level rear garden with pedestrian access to both sides.
This property is in a popular location and would ideally suit a FIRST TIME BUYER/INVESTOR
Book your viewing today not to miss out!!

EPC RATING: D
COUNCIL TAX BAND: B

ENTRANCE
Enter through a composite front door.

ENTRANCE HALLWAY
Central heating radiator, under stairs storage cupboard, laminate flooring, door to:

LIVING/DINING ROOM
Double glazed window to the front, two double radiators, laminate flooring, stairs to first floor, door to:

KITCHEN
Fitted with a range of high gloss base and wall units, rolled edge work surface, inset sink unit with mixer tap over, inset induction hob and oven, plumbing for automatic washing machine, double glazed door and window to the rear, laminate floor.

FAMILY BATHROOM
Panelled bath with mixer tap and shower over, lo level WC, vanity wash hand basin, double radiator, obscure double glazed window to the rear, tiled floor.

STAIRS TO THE FIRST FLOOR - LANDING
Loft access, (boarded and insulated) doors to:

BEDROOM ONE
Double glazed window to the rear, single radiator, storage cupboard.

BEDROOM TWO
Double glazed window to the front, single radiator.

BEDROOM THREE
Double glazed window to the front, single radiator, laminate flooring.

OUTSIDE
REAR: (Approximately 90ft) level rear garden with patio area and brick built shed, further wooden shed, shared gated access to both sides.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales — EU Directive 2002/91/EC

Environmental Impact (CO$_2$) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		

England & Wales — EU Directive 2002/91/EC