



17 Ty Isaf Park Road, Pontymister, , Risca NP11 6NG
Guide Price £220,000

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

Set in the popular location on the outskirts or Risca Town Centre this modern semi-detached home offers a perfect blend of comfort and convenience. With THREE BEDROOMS and a MODERN FAMILY BATHROOM to the first floor this property is ideal for families or those seeking extra space. The heart of the home is a MODERN AND SPACIOUS KITCHEN/DINER, providing an excellent area for both cooking and entertaining. The property also includes a SPACIOUS RECEPTION ROOM, which can serve as a cosy lounge or a versatile space to suit your needs.

The level rear garden is a delightful feature, offering a private outdoor space for relaxation or play.

OFF ROAD PARKING is available adding to the practicality of this charming residence. Located in a popular area, you will find yourself within easy reach of local amenities, schools, and transport links, making it an excellent choice for those looking to settle in a vibrant community.

BOOK YOUR VIEWING TODAY NOT TO MISS OUT!!

EPC RATING: TBC

COUNCIL TAX BAND: C



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ENTRANCE

Enter through a double glazed front door.

ENTRANCE HALLWAY

Central heating radiator, stairs to the first floor, doors to:

LIVING ROOM

12'8" x 11'10" (3.88 x 3.62)

Double glazed window to the front, double radiator, spot lights.

KITCHEN/DINER

17'11" x 8'4" min 11'5" max (5.47 x 2.55 min 3.50 max)

A modern fitted kitchen comprising a range of base and wall units, square edge work surface, inset stainless steel sink unit with mixer tap over, splash back tiling, inset gas hob with electric oven under, integrated fridge freezer and separate integrated fridge, integrated washing machine, double glazed window and French doors with matching glass side panes to rear, spot lighting, vinyl flooring.

STAIRS TO THE FIRST FLOOR - LANDING

Double glazed window to the side,, loft access, doors to:

BEDROOM ONE

10'9" x 12'4" (3.28 x 3.78)

Double glazed window to the front, spot lighting, wall mounted air conditioning unit.

BEDROOM TWO

9'0" x 10'7" (2.75 x 3.25)

Double glazed window to the rear, double radiator, spot lighting, airing cupboard housing combi boiler, wall mounted air conditioning unit.

BEDROOM THREE

6'0" min 6'10" max x 9'3" (1.84 min 2.10 max x 2.82)

Double glazed window to the front, double radiator, spot lighting.

FAMILY BATHROOM

6'9" x 6'0" (2.07 x 1.85)

Modern bathroom with panelled bath, rainwater tap and large chrome shower head over, glass shower screen, close coupled WC, vanity wash hand basin, chrome towel rail, obscure double glazed window to the rear, spot lighting, vinyl flooring.

OUTSIDE

FRONT: Off road parking for one car.

SIDE: Gated pedestrian access to rear garden.

REAR: Enclosed rear garden laid with Sandstone patio area and large level lawn

TENURE

We have been advised this property is freehold

