



2 Brynhyfryd Terrace, Risca, NP11 6FJ
Guide Price £300,000

****GUIDE PRICE £300,000-£325,000 ** DOUBLE GARAGE ** TWO RECEPTION ROOMS ** THREE DOUBLE BEDROOMS ** LOFT ROOM ****

This charming home in BRYNHYFRYD TERRACE, RISCA, offered as a THREE BEDROOM SEMI-DETACHED family home offers a perfect blend of comfort and modern living. Upon entering, you are welcomed into a spacious OPEN PLAN LOUNGE DINER with LOG BURNER, ideal for both relaxation and entertaining. The modern FARM HOUSE STYLE KITCHEN is a standout feature, combining functionality with a touch of elegance. The STYLISH BATHROOM SUITE adds a contemporary flair. The property also boasts THREE DOUBLE BEDROOMS, providing plenty of room for family members or guests. Additionally, a LOFT ROOM offers further versatility, perfect for a home office, playroom, or extra storage. Outside, the tiered front and rear gardens present ample space for outdoor activities, gardening, or simply enjoying the STUNNING VIEWS. The DOUBLE GARAGE, complete with separate storage or office space, adds to the convenience and functionality of this lovely home. Situated on the doorstep of the Monmouth and Brecon Canal and Cwmcarn Forest Drive, this property is perfect for those who enjoy scenic walks and outdoor pursuits. With easy access to the M4 and major link roads, this location is ideal for both work and leisure. Don't miss the opportunity to make this wonderful property your own BOOK YOUR VIEWING TODAY!!

EPC- E

Council Tax- C (Caerphilly)



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LOUNGE

14'7" x 10'7" (4.46 x 3.24)

Family sized lounge to front aspect with double glazed uPVC French doors to front garden, over looking mountainous views of the Islwyn Valley. Log burner into chimney breast and open to dining area. Twin central heating radiator.

DINING AREA

10'11" x 11'11" (3.34 x 3.65)

Dining area open to family lounge with rear aspect double glazed uPVC window. Open to stairway for first floor landing. Twin central heating radiator.

KITCHEN

8'11" x 10'2" (2.73 x 3.11)

Farmhouse style kitchen with integrated fridge/ freezer, dish washer and washing machine. Wooden work tops and porcelain sink/ drainer with chrome mixer taps over. Electric hob and oven with tiled splash back finish. Side aspect double glazed uPVC window. Access to dining area and rear entrance hallway.

FAMILY BATHROOM

5'10" x 8'6" (1.80 x 2.60)

Modern fitted bathroom suite with over head shower (mains supply). Sink with mixer taps over and low level WC. Part tiled finish with side aspect double glazed uPVC window and chrome towel radiator.

INTERNAL HALLWAY

Side aspect uPVC back door to rear garden. Leads to ground floor bathroom. Airing cupboard housing oil boiler present.

STAIRS TO FIRST FLOOR - LANDING

Open to stair from ground floor. Leads to bedrooms one, two and three with stairs to loft room.

BEDROOM ONE

10'2" x 10'8" (3.10 x 3.27)

Double bedroom to front aspect into bay with uPVC, double glazed windows. Walk in wardrobe present with double glazed uPVC window. Central heating radiator present.

BEDROOM TWO

10'10" x 10'10" (3.32 x 3.32)

Double bedroom to rear aspect with uPVC, double glazed window. Twin central heating radiator present.

BEDROOM THREE

13'0" x 9'0" (3.98 x 2.76)

Double bedroom to rear with side aspect double glazed uPVC window. Twin central heating radiator present.

LOFT ROOM

13'5" x 15'10" max (4.09 x 4.83 max)

Loft room with skylights to front and rear aspect. Storage to eaves.

OUTSIDE

FRONT: Spacious patio area with steps down to a large decked area

SIDE: Pedestrian access to rear

REAR: Steps down to a low maintenance rear garden

GARAGE

21'8" x 15'6" (6.61 x 4.74)

Two storey double garage with roller shutter door, power and light.

Beneath the garage is an office and additional store room

TENURE

We are advised that this property is FREEHOLD.

