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1 Arran Close, Risca, Newport, NP11 6RA
Guide Price £190,000

**** REDUCED TO £190,000 ** OFF ROAD PARKING ** NO ONWARD CHAIN ** CUL-DE-SAC LOCATION ** TWO RECEPTION ROOMS ** GROUND FLOOR UTILITY WITH WC ** FIRST FLOOR BATHROOM ****

Now available for sale in ARRAN CLOSE. This SEMI-DETACHED property boasts THREE WELL-PROPORTIONED BEDROOMS, making it ideal for family living. Upon entering, you will find TWO INVITING RECEPTION ROOMS that offer ample space for relaxation and entertaining. The fitted kitchen is practical and functional, catering to all your culinary needs. Additionally, the GROUND FLOOR features a convenient WC, while the FIRST FLOOR is home to a well-appointed BATHROOM, ensuring that family life runs smoothly. The property also includes a UTILITY ROOM, providing extra storage and laundry space. OFF ROAD PARKING is available, adding to the convenience of this lovely home. Situated close to LOCAL AMENITIES, this property is within easy reach of schools, shops, and various services, making daily life effortless. Furthermore, excellent transport links nearby ensure that commuting and exploring the surrounding areas is both simple and efficient. With NO ONWARD CHAIN, this home is ready for you to move in and make it your own. Whether you are a first-time buyer or looking to upsize, this property in Risca offers a wonderful blend of comfort, convenience, and community. Don't miss the chance to view this charming family home.

EPC-TBC
COUNCIL TAX- C (Caerphilly)



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ENTRANCE HALL

Entrance hall open to stairs for first floor landing, accessible via uPVC front door. Access into family lounge.

LOUNGE

17'8" x 10'5" (5.40 x 3.20)

Family sized lounge to front aspect with uPVC double glazed windows over looking spectacular views of the Islwyn Valley. Electric fireplace into chimney breast and storage chest present. Accessible from entrance hallway and leads to dining room via an open archway.

DINING ROOM

9'6" x 9'1" (2.90 x 2.79)

Dining room separate to kitchen over looking the rear aspect via uPVC double glazed sliding doors, providing access to the rear garden and enhancing natural light. Accessed from lounge via an open archway, leads to kitchen.

KITCHEN

9'6" x 7'11" (2.92 x 2.43)

Fitted kitchen with both high and low base storage units and a granite effect rolled worktop. Stainless steel sink and drainer with chrome mixer taps over. Electric hob and oven with circulation fan over and space for separate appliances. Front aspect uPVC window. Wall mounted gas boiler, leads to utility room.

UTILITY AREA WITH W/C

15'10" x 5'8" (4.84 x 1.75)

Convenient utility room to the side aspect with uPVC doors to both front and back. High and low storage cupboard space with work tops and space for appliances. Double glazed uPVC window to side aspect. Enclosed ground floor washroom with low level W/C and sink with chrome mixer taps over.

FIRST FLOOR LANDING

Landing area open to stairway from ground floor with access to bedrooms one, two and three and the first floor bathroom. Gas storage heater to landing with side aspect double glazed uPVC window. Loft hatch present.

BEDROOM ONE

10'5" x 10'9" (3.19 x 3.28)

Double bedroom to front aspect with uPVC window and inbuilt storage cupboard and fitted wardrobes.

BEDROOM TWO

9'5" x 9'4" (2.89 x 2.87)

Double bedroom to front aspect with double glazed uPVC window. Inbuilt storage cupboard.

BEDROOM THREE

6'7" x 9'1" (2.02 x 2.77)

Single bedroom to rear aspect with uPVC double glazed window.

BATHROOM

7'11" x 5'5" (2.42 x 1.67)

Bathroom suite with over head electric supply shower head. Low level W/C and sink with chrome mixer taps over, fully tiled finish. Side aspect double obscure glazed uPVC window.

OUTSIDE

FRONT: Access via steps from street complete tier's with patio areas. Access from street to single garage.

REAR: Patio area with tiered levels down to street.

TENURE

We are advised that this property is FREEHOLD.

