



9 Ty Isaf Crescent, Pontymister, Risca, NP11 6LX

Guide Price £260,000

**** GUIDE PRICE £260,000-£270,000 ** FULLY RENOVATED FAMILY HOME IN POPULAR LOCATION****

Sage and Co are delighted to welcome you to this charming SEMI DETACHED PROPERTY located in the sought-after area of Risca. Having undergone a COMPLETE RENOVATION, the property boasts a fresh and modern aesthetic throughout, ensuring a comfortable living experience. The house features THREE WELL PROPORTIONED BEDROOMS providing ample space for relaxation and rest. The inviting reception room serves as a perfect gathering space for family and friends, while the newly fitted bathroom adds a touch of luxury and convenience to daily routines. One of the highlights of this lovely home is the GENEROUS OFF ROAD PARKING and the SPACIOUS LEVEL RAR GARDEN, offering ample space for outdoor activities with the children or simply relaxing in the fresh air. Situated in a popular location, this property provides easy access to local amenities including schools, doctors surgery and transport links with the train station just a short distance away ensuring convenience for your daily needs. Don't miss out on the opportunity to make this house your home, book your viewing today.

EPC RATING: TBC
COUNCIL TAX BAND: C



70 Tredegar Street Risca NP11 6BW
Telephone: 01633 838888 Email: risca@sageandco.co.uk

www.sageandco.co.uk

ENTRANCE

Enter through a composite front door.

ENTRANCE HALLWAY

Under stairs storage cupboard, double radiator, laminate flooring.

GROUND FLOOR WC

Low level WC, pedestal wash hand basin, central heating radiator, obscure double glazed window to the side, laminate flooring.

KITCHEN

11'11" x 10'11" (3.65 x 3.33)

Newly fitted shaker style kitchen fitted with a range of base and wall units, granite work surface, "Belfast" sink with mixer tap over, electric range cooker with double oven, integrated dishwasher, washing machine and fridge and freezer. double radiator, double glazed door and window to the rear, laminate flooring.

LIVING/DINING ROOM

16'9" x 9'2" (5.12 x 2.80)

Double glazed window to the front and rear feature fireplace, cupboard housing combi boiler, laminate flooring.

STAIRS TO THE FIRST FLOOR - LANDING

Double glazed window to the front, loft access, laminate flooring.

BEDROOM ONE

10'1" x 11'1" (3.09 x 3.38)

Double glazed window to the rear, double radiator, laminate flooring.

BEDROOM TWO

11'10" x 7'10" (3.63 x 2.39)

Double glazed window to the rear, central heating radiator, laminate flooring.

BEDROOM THREE

9'0" x 8'10" (2.76 x 2.70)

Double glazed window to the front, central heating radiator, laminate flooring.

FAMILY BATHROOM

7'7" x 6'10" (2.32 x 2.10)

Step in double shower cubicle, vanity wash hand basin, low level WC, laminated flooring, tiled walls, double glazed window to the front, modern vertical central heating radiator.

OUTSIDE

FRONT: Large driveway providing parking for up to three vehicles.

SIDE: Secure gated access to rear garden.

REAR: Good size patio extended around the side of the property with large level lawn leading to large block built shed.

STORAGE SHED

20'0" x 14'10" (6.10 x 4.54)

Large block built storage shed with power and light

TENURE

We have been advised freehold.

NOTE

Renovation works carried out include:

Plastered throughout

new door linings/skirting boards and internal doors

new kitchen/bathroom/ground floor WC

new doors and windows

new central heating system

rewired throughout/wiring to shed

new flooring

insulation

new patio and driveway

externally repainted.

