



14 Foundry Road, Risca, Newport, NP11 6AL
Offers In Excess Of £184,000

Nestled on Foundry Road in the charming town of Risca, Newport, this SPACIOUS DETACHED COACH HOUSE presents an excellent opportunity for those seeking a comfortable and modern living space. The property boasts a well-designed layout, featuring a generous living and dining area that is perfect for both relaxation and entertaining. The accommodation includes ONE DOUBLE BEDROOM, providing a peaceful retreat. One of the standout features of this home is the delightful balcony which allows you to enjoy the surrounding scenery. Additionally, the property benefits from a converted garage, providing extra space that can be utilised according to your preferences, whether as a home office, storage, or a creative studio. The double driveway ensures ample parking for up to two vehicles, adding to the convenience of this lovely home. This coach house is ideal for first-time buyers, couples, or those looking to downsize without compromising on space or comfort. With its appealing features and prime location to local amenities and road and rail links this property is not to be missed. Come and experience the charm this property has to offer.

COUNCIL TAX BAND : B
EPC RATING: C



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ENTRANCE

Enter through a composite front door.

ENTRANCE HALLWAY

Central heating radiator, stairs to the first floor.

LANDING

Door to balcony, door through to:

LIVING/DINING ROOM

21'3" x 9'10" (6.50 x 3.00)

Two double glazed windows to the front, double radiator, laminate flooring, storage cupboard housing combi boiler.

KITCHEN

11'9" x 5'6" (3.60 x 1.70)

Fitted with a range of base and wall units, rolled edge work surface. inset polycarbonate sink unit, mixer tap over, inset gas hob and electric oven, extractor fan over, plumbing for automatic washing machine, space for fridge freezer, double glazed window to the rear, tiled floor.

BEDROOM ONE

11'1" x 10'5" (3.40 x 3.20)

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

FAMILY BATHROOM

8'2" x 5'2" (2.50 x 1.60)

Tiled bath, with shower over, glass shower screen, vanity wash hand basin, low level WC, obscure double glazed window to the rear, tiled floor.

GARAGE

8'10" x 16'0" (2.7 x 4.9)

Double glazed French doors to the rear, laminate flooring.

OUTSIDE

FRONT: Driveway providing parking for two vehicles.
SIDE: Pedestrian access to rear
REAR; External door to under stairs storage area, 8' x 6' wooden shed to remain.

TENURE

We have been advised freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	75	75
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		

