



84 Holly Road, Risca, , NP11 6HY

Guide Price £160,000

****GUIDE PRICE £160,000 TO £170,000** **RENOVAED THROUGHOUT****

Nestled on Holly Road in the charming town of Risca, this beautifully renovated end link terrace house presents an excellent opportunity for families and first-time buyers alike. The property boasts THREE WELL PROPORTIONED BEDROOMS together with a SPACIOUS LIVING/DINING ROOM which offers a warm and welcoming atmosphere, perfect for entertaining guests or enjoying quiet evenings at home.

One of the standout features of this property is the good-sized rear garden, which offers a delightful outdoor space for gardening, play, or simply unwinding in the fresh air. The garden is a blank canvas, ready for you to create your own personal space.

Having been RENOVATED THROUGHOUT this home combines modern comforts with a fresh aesthetic, ensuring that you can move in with ease and start enjoying your new surroundings immediately.

This spacious end link property is not only a wonderful place to live but also conveniently located, making it an ideal choice for those seeking a blend of comfort and practicality. With its attractive features, prime location and NO ONWARD CHAIN this home is sure to attract considerable interest. Don't miss the chance to make it your own.

EPC RATING: C
COUNCIL TAX BAND: B



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ENTRANCE

Enter through a double glazed front door.

ENTRANCE HALLWAY

Central heating radiator, stairs to the first floor, under stairs storage cupboard, doors to:

LIVING/DINING ROOM

18'8" x 14'1" max 11'0" min (5.71 x 4.31 max 3.36 min)
Double glazed window to the front, double glazed "French" doors to the rear, two central heating radiators.

KITCHEN

8'11" x 9'10" (2.74 x 3.02)
Newly fitted shaker style kitchen comprising a range of base and wall units, rolled edge work surface, inset stainless steel sink unit, mixer tap over, inset electric hob and oven, plumbing for automatic washing machine, space for fridge/freezer, double glazed window to the rear, door to:

UTILITY AREA/REAR PORCH

8'0" x 4'10" max (2.44 x 1.48 max)
Two large storage cupboards, central heating radiator, double glazed door and window to the side, door to:

GROUND FLOOR WC

Low level WC.

STAIRS TO THE FIRST FLOOR - LANDING

Double glazed window to the rear, doors to:

BEDROOM ONE

12'4" x 9'10" (3.78 x 3.00)
Double glazed window to the front, central heating radiator, large storage cupboard with central heating radiator, airing cupboard housing combi boiler.

BEDROOM TWO

10'10" x 9'11" (3.32 x 3.03)
Double glazed window to the front, central heating radiator.

BEDROOM THREE

8'0" x 8'2" (2.46 x 2.51)
Double glazed window to the rear, central heating radiator, large storage cupboard.

FAMILY BATHROOM

Panelled bath with mixer tap and shower over, glass shower screen , vanity wash hand basin, low level WC, modern heated towel rail, obscure double glazed window to the rear.

OUTSIDE

FRONT: Low maintenance garden with steps down to the front door.
SIDE: Pedestrian access to rear.
REAR: Good size patio area with steps down to additional lawned area.

TENURE

We have been advised freehold

