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Professional Independent Local Estate Agency



1 Francis Street, Pontymister, Risca, NP11 6ED

Guide Price £220,000

**** GUIDE PRICE £220,000-£230,000 ** OFF ROAD PARKING TO REAR ** NO ONWARD CHAIN ****

Nestled in the desirable area of FRANCIS STREET, RISCA, this charming THREE BEDROOM SEMI-DETACHED FAMILY HOME offers a perfect blend of comfort and convenience. With NO ONWARD CHAIN, this property is an excellent opportunity for those looking to settle in a SOUGHT AFTER LOCATION, just a stone's throw from the amenities of Risca town centre. Upon entering, you are welcomed by a GENEROUS BAY FRONTED LOUNGE, providing a warm and inviting space for family gatherings or quiet evenings. The SPACIOUS KITCHEN/DINER at the rear of the property is ideal for entertaining, featuring ample room for dining and a UTILITY AREA complete with a convenient WC. The first floor boasts THREE DOUBLE BEDROOMS, ensuring plenty of space for family members or guests. The adapted BATHROOM SUITE on this level adds to the practicality of the home, catering to the needs of modern living. Outside, the property features a LEVEL REAR GARDEN, perfect for outdoor activities or simply enjoying the fresh air. Additionally, a SINGLE GARAGE provides valuable storage or parking options. Situated in a QUIET CUL-DE-SAC, this property offers a peaceful retreat while still being within easy reach of the M4, allowing for a short commute to NEWPORT, CARDIFF and BRISTOL. This home is an ideal choice for families seeking a blend of space, comfort, and accessibility in a vibrant community. Don't miss the chance to make this delightful property your own.

EPC- TBC
Council Tax- C



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ENTRANCE HALL

Access via uPVC front door into hallway. Open to stairs for first floor landing. Single central heating radiator present. Leads to;

LOUNGE

12'5" x 23'4" (3.81 x 7.13)

Generous bay fronted lounge with double glazed uPVC windows to front and rear aspect. Originally two rooms, knocked into one spacious living space that offers multiple functions. Two chimney breasts present (one blocked) and twin central heating radiators.

KITCHEN/DINER

10'9" x 18'11" (3.30 x 5.77)

Open plan kitchen/diner with side aspect double glazed uPVC window and back door. High and low base storage units with electric hob and double oven, complete with circulation fan over. Marble effect rolled worktops and stainless steel sink with drainer, chrome mixer tap fittings over. Separate space for appliances. Chimney breast present (blocked). Electrical consumer unit and gas combi boiler present. Open to;

UTILITY/ WC

10'9" x 4'7" (3.29 x 1.41)

Utility area with space for appliances. Offering double glazed uPVC French doors to rear garden. Complete with low level WC and sink with mixer taps over.

FIRST FLOOR LANDING

Split level landing, open to stairway from ground floor. Loft hatch present. Leads to;

BEDROOM ONE

10'5" x 16'11" (3.18 x 5.16)

Double bedroom to front aspect two double glazed uPVC windows. Chimney breast present (blocked). Twin central heating radiator.

BEDROOM TWO

12'5" x 10'7" (3.79 x 3.25)

Double bedroom to rear aspect complete with double glazed uPVC window. Inbuilt storage and chimney breast present. Twin central heating radiator.

BEDROOM THREE

12'8" x 9'10" (3.88 x 3.00)

Double bedroom to rear aspect complete with double glazed uPVC window and twin central heating radiator.

BATHROOM

6'5" x 5'5" (1.98 x 1.67)

Adapted shower suite (electric) complete with a tiled finish, low level WC and sink with mixer tap over. Obscure double glazed uPVC window to side aspect and twin central heating radiator present.

OUTSIDE

FRONT: Forecourt area with walled boundary complete with iron

casting fence.

REAR: Concrete patio flagstones and lawned areas to rear aspect with access to a single garage.

TENURE

We are advised that this property is 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		
England & Wales		EU Directive 2002/91/EC

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		
England & Wales		EU Directive 2002/91/EC

