



3 Grove Road, Risca, Newport, NP11 6GN

Guide Price £200,000

**** GUIDE PRICE £200,000-£210,000 ****

**** THREE BEDROOM MID-TERRACE FAMILY HOME ** LOFT CONVERSION ** OPEN PLAN LOUNGE/ DINER ** LOW MAINTENANCE REAR GARDEN ****

Nestled on Grove Road in the charming town of Risca, this delightful THREE BEDROOM MID-TERRACED FAMILY HOME offers a perfect blend of modern living and convenience. The property is WELL PRESENTED THROUGHOUT, making it an ideal choice for families or first-time buyers seeking a comfortable and stylish residence. Upon entering, you are welcomed into an OPEN PLAN LOUNGE/ DINER area, providing a spacious and inviting atmosphere for both relaxation and entertaining. The MODERN FITTED KITCHEN is a highlight, featuring contemporary fixtures and fittings, and it conveniently leads to a lean-to dining area, perfect for enjoying meals with family and friends. The property boasts three well-proportioned bedrooms, providing ample space for a growing family or guests. Additionally, a LOFT CONVERSION adds extra versatility, allowing for a potential home office, playroom, or additional storage. The LOW MAINTENANCE rear garden is a wonderful outdoor space, ideal for enjoying the fresh air without the burden of extensive upkeep. It offers a private retreat for summer barbecues or simply unwinding after a long day. Situated close to Risca town centre, this home benefits from a variety of nearby amenities, including shops, BUS and TRAIN links, ensuring easy access to the surrounding areas. Furthermore, the property is conveniently located for a short commute to the M4, making it an excellent choice for those who travel for work or leisure. In summary, this well-appointed mid-terraced home on Grove Road presents a fantastic opportunity for comfortable family living in a prime location. Do not miss the chance to make this lovely property your new home.



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ENTRANCE HALL

Entrance hallway via uPVC front door. Consumer unit present. Leads to;

LOUNGE/ DINER

12'10" x 21'10" (3.92 x 6.67)

Generous open plan lounge/ diner to front aspect double glazed uPVC window and French doors to rear. Electric fire place to lounge area into chimney breast (blocked). Twin central heating radiator.

LEAN TO

11'10" x 6'5" (3.63 x 1.98)

Lean to area accessible from French doors of lounge/ diner. Open to kitchen and complete with French doors to rear garden. Twin central heating radiator present.

KITCHEN

8'0" x 8'3" (2.46 x 2.53)

Kitchen to rear of property open to lean to area. High and low base storage units complete with Belfast sink, chrome mixer taps over and rolled worktops.

GROUND FLOOR BATHROOM

9'0" x 8'3" (2.76 x 2.53)

Family sized shower wet room (mains supply) complete with sink, mixer taps over and low level WC with base storage unit. Tiled finish surround and storage cupboard present. Double glazed obscure window to side aspect.

BEDROOM ONE

10'0" x 7'2" (3.06 x 2.19)

Double bedroom to rear aspect with double glazed uPVC window. Built in storage cupboard. Gas combi boiler present.

BEDROOM TWO

11'6" x 8'10" (3.52 x 2.70)

Double bedroom to front aspect with double glazed uPVC window. Single central heating radiator.

BEDROOM THREE

6'11" x 8'6" (2.13 x 2.60)

Single bedroom to front aspect with double glazed uPVC window. Twin central heating radiator.

LOFT CONVERSION

14'9" x 11'11" (4.52 x 3.64)

Loft conversion with skylights to rear aspect and twin central heating radiator.

OUTSIDE

FRONT: Forecourt area leading to composite front door.
REAR: French doors from rear lean to provides access onto a low maintenance rear garden with desked and artificial lawned areas. Rear gated access to lane. North east facing garden complete with a brick build shed present.

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		
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