



106 Cotswold Way, Trenwydd Park, Risca, NP11 6RG
Guide Price £130,000

**** GUIDE PRICE £130,000 ** OFF ROAD PARKING AVAILABLE ** NO ONWARD CHAIN ****

Nestled in the picturesque COTSWOLD WAY, RISCA this charming TWO BEDROOM MID-TERRACED house presents an excellent opportunity for first-time buyers or investors alike. The property boasts a GENEROUS LOUNGE that invites relaxation and comfort. The OPEN PLAN KITCHEN AND DINING area create a welcoming space for entertaining family and friends, making it the heart of the home. This TWO-BEDROOM residence features a TIERED REAR GARDEN that offers SPECTACULAR VIEWS over the Bristol Channel, providing a serene backdrop for outdoor enjoyment. The property comes with a DESIGNATED PARKING SPACE, ensuring convenience for residents and guests alike. With NO ONWARD CHAIN, this home is ready for you to make it your own. It presents a fantastic refurbishment opportunity, allowing you to tailor the space to your personal taste and style. Situated within a short commute to the M4, this location offers easy access to NEWPORT, CARDIFF AND BRISTOL, making it ideal for those who work in the city but prefer the tranquillity of suburban living. Additionally, nearby amenities such as transport links, shops, and schools enhance the appeal of this property, ensuring that all your daily needs are within reach. In summary, this property on Cotswold Way is a rare find, combining comfort, potential, and a prime location. Do not miss the chance to view this property and the possibilities it holds for you.

EPC- TBC

Council Tax- C (Caerphilly)



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ENTRANCE HALLWAY

Access via uPVC front door with obscure double glazed paneling. Open to stairway to first floor landing. Consumer unit and gas combi boiler present.

LOUNGE

13'4" x 11'8" (4.07 x 3.58)

Generous lounge to front aspect with double glazed uPVC window, twin central heating radiator and under stair storage cupboard.

KITCHEN/ DINER

7'7" x 14'10" (2.33 x 4.53)

Fitted kitchen with high and low base storage units, rolled worktops and stainless steel sink with drainer, electric hob and oven. Open plan to dining area. Rear aspect double glazed uPVC window and French doors to garden. Twin central heating radiator present.

FIRST FLOOR LANDING

Access to loft hatch, open to stairs to ground floor, leads to;

BEDROOM ONE

6'3" x 5'5" (1.91 x 1.66)

Double bedroom to front aspect with two double glazed uPVC windows, twin central heating radiator and over stair storage cupboard.

BEDROOM TWO

10'11" x 8'2" (3.35 x 2.49)

Double bedroom to rear aspect with double glazed uPVC window.

OUTSIDE

FRONT: Steps down to front door with courtyard area
REAR: Tiered rear garden with patio area and lawned area. Shrubs to boundary and rear gated access to car park.

TENURE

We are advised that this property is FREEHOLD.

