



151 Ty Isaf Park Avenue, Risca, Newport, NP11 6NL
Asking Price £175,000

Nestled in the sought-after area of Ty Isaf Park Avenue in Risca, this charming THREE BED MID LINK PROPERTY presents an excellent opportunity for families and first-time buyers alike. Upon entering, you are welcomed into a GOOD SIZE LIVING/DINING ROOM perfect for relaxation or entertaining guests. The first-floor bathroom is conveniently located, ensuring ease of access for all residents. One of the standout features of this property is the level rear garden, which offers a delightful outdoor space for children to play or for hosting summer gatherings. The garden is a blank canvas, ready for you to create your own oasis. the OFF ROAD PARKING to the front is another additional bonus for a growing family. Situated in a popular location, this home benefits from a friendly community atmosphere and is within easy reach of local amenities, schools, and transport links, making it an ideal choice for those seeking convenience and comfort. In summary, this mid-link terrace house in Risca is a wonderful opportunity to secure a family home in a desirable area. With its three bedrooms, inviting reception room, and level garden, it is sure to appeal to a variety of buyers. Do not miss the chance to make this property your own.

EPC RATING: D
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, doors to:

LIVING/DINING ROOM

12'1" x 21'8" (3.69 x 6.62)

Double glazed window to the front, double glazed patio doors to the rear, two central heating radiators.

KITCHEN

7'1" x 12'9" (2.17 x 3.90)

Fitted with a range of base and wall units, rolled edge work surface, inset stainless steel sink unit, mixer tap over, plumbing for automatic washing machine, inset electric hob, plumbing for automatic washing machine, space for fridge/freezer, double glazed window and door to the rear.

STAIRS TO THE FIRST FLOOR - LANDING

Loft access, airing cupboard housing combi boiler.

BEDROOM ONE

12'6" x 9'6" (3.83 x 2.92)

Double glazed window to the front, central heating radiator.

BEDROOM TWO

10'3" x 8'9" (3.14 x 2.69)

Double glazed window to the rear, central heating radiator.

BEDROOM THREE

9'6" max 5'10" min x 9'10" (2.92 max 1.78 min x 3.00)

Double glazed window to the front, central heating radiator.

FAMILY BATHROOM

Panelled bath with shower over, low level WC, pedestal wash hand basin, central heating radiator, two obscure double glazed windows to the rear.

OUTSIDE

FRONT: Driveway for two cars, electric charging point.

SIDE: Shared pedestrian access to rear.

REAR: Patio area with level lawn leading to good size shed.

TENURE

We have been advised freehold

