



**21 Forsythia Close, Risca, Newport, NP11 6PH**  
**Guide Price £150,000**

**\*\* GUIDE PRICE £150,000 TO £160,000\*\* \*\*A SPACIOUS FAMILY HOME IDEAL FOR FIRST TIME BUYERS\*\***

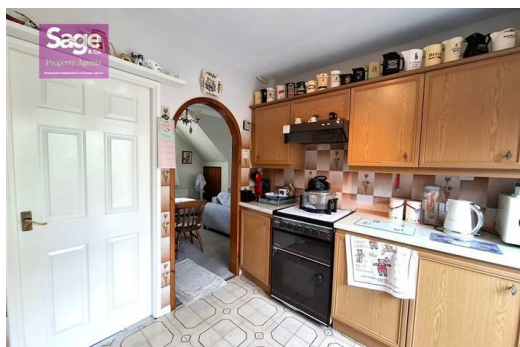
Sage and co are delighted to offer FOR SALE this spacious TWO BED MID LINK on the outskirts of Risca close to local Primary School and within a short walk to the Train Station and Town Centre.

To the ground floor is a SPACIOUS LIVING/DINING ROOM, KITCHEN and CONSERVATORY. The family bathroom is on the first floor together with TWO DOUBLE BEDROOMS. Bedroom one benefiting from dual aspect windows to both front and rear.

Outside to the rear is a patio area with steps leading to a lawned and large storage shed/workshop. The front of the property boasts low maintenance garden with shrubs and plants and offers OFF ROAD PARKING FOR ONE VEHICLE.

Book your viewing today not to miss out.

EPC RATING: E  
COUNCIL TAX BAND: A



70 Tredegar Street Risca NP11 6BW  
**Telephone:** 01633 838888 **Email:** risca@sageandco.co.uk

**www.sageandco.co.uk**

ENTRANCE

Enter through a partially glazed front door

ENTRANCE PORCH

Double glazed window to front, single radiator, stairs to first floor

L SHAPED LIVING/DINING ROOM

9'4" min x 8'11" min 15'7" max x 15'1" max (2.87 min x 2.73 min 4.75 max x 4.61 max)

Double glazed window to front, double glazed patio doors to conservatory, coving, two single radiators, fireplace with electric fire. understairs storage.

CONSERVATORY

9'1" x 8'7" (2.77 x 2.62)

Double glazed windows to side and rear, double glazed door to side, single radiator.

KITCHEN

9'1" x 8'7" (2.77 x 2.62)

Fitted with a range of base and wall units, rolled edged work surfaces, inset stainless steel sink unit with mixer tap over, space for cooker, plumbing for automatic washing machine, plumbing for dishwasher, space for fridge freezer, double glazed door and window to rear.

STORAGE CUPBOARD

7'5" x 3'10" (2.28 x 1.19)

Wall mounted combi boiler, power and light

STAIRS TO THE FIRST FLOOE - LANDING

Double glazed window to front, doors to:

BEDROOM ONE

9'7" x 9'6" (2.94 x 2.90)

Double glazed window to rear, single radiator, fitted cupboards/wardrobes, airing cupboard housing hot water cylinder

BEDROOM TWO

17'9" x 9'0" (5.42 x 2.75)

Double glazed window to front and rear, Fitted up and over bedroom furniture, loft access, storage cupboard.

FAMILY BATHROOM

8'5" x 6'6" (2.58 x 1.99)

Panelled bath, shower with mixer tap over, low level WC, vanity wash hand basin, single radiator, obscured double glazed window to to front, Laminate flooring

OUTSIDE

FRONT: Tiered low maintenance garden with mature shrubs, off road parking for one car

REAR: Patio area, steps up to lawn and large storage shed/workshop with power and lighting.

TENURE

We hve been advised freehold

