



46 Herbert Avenue, Risca, NP11 6JT Offers in excess of £175,000

Welcome to Herbert Avenue, Risca - a semi-detached house that boasts two reception rooms, three bedrooms and a bathroom.

The location of the property would be ideal for commuting or just generally getting out and about as its location is close to Risca with its shops, supermarkets, pubs, takeaways and churches. Rogerstone train station is only 1 mile away and Risca train station just over 1 mile away, and has regular bus services close by. The A467 and the B4591 which take you to the M4 are in easy reach making access to Newport, Cardiff and Bristol easy. Local primary, junior and secondary schools are all within a reasonable distance as is Risca Leisure centre. For those who like the outdoors, the Monmouthshire and Brecon Canal is close by, Sirhowy Country Park, Cwmcarn Forest Drive and Tredegar Park are all in easy reach.

Whether you're looking to settle down or invest in a promising property, this house on Herbert Avenue is a fantastic opportunity not to be missed.

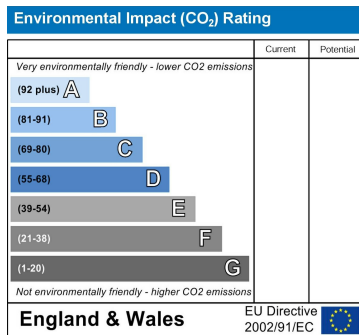
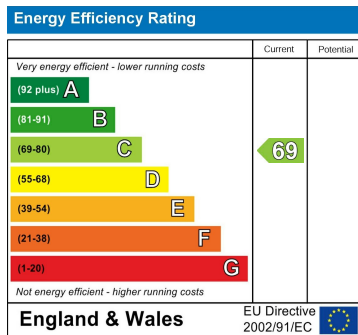


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2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
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Section 21

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