



12 Machen Close, Risca Newport NP11 6LJ

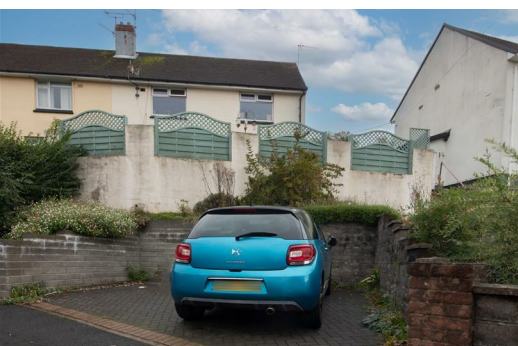
£200,000

Parkmans are pleased to offer for sale this good size family home situated close to the town of Risca. Road and rail links are close by giving good access for those who need to commute to Cardiff, Newport and Bristol.

The town of Risca offers many amenities which include schools for all ages, leisure facilities and shopping. The Brecon and Monmouthshire Canal is a stones throw away from the property and with a short drive you have great access to the Sirhowey Valley Country Park and the Cwmcarn Forest Drive.

VIEWING IS HIGHLY RECOMMENDED TO APPRECIATE THIS LOVELY PROPERTY.

TENURE : FREEHOLD
COUNCIL TAX BAND: C
EPC: E



Hallway

13'6" x 7'2" (4.12 x 2.19)

Double glazed entrance door to outside. Store cupboard, under stair store cupboard, laminate flooring, double glazed window to rear, electric meter cupboard, radiator, plastered walls, stairs to first floor with feature balustrade.

Lounge

15'1" x 10'9" (4.61 x 3.30)

Double glazed window to front with views, coved and textured ceiling, plastered walls, laminate flooring, radiator panelled door to kitchen, open to:

Dining Room

9'4" x 10'10" (2.85 x 3.32)

Double glazed french doors to front with views, radiator, coved and textured ceiling, plastered walls, laminate flooring, radiator.

Kitchen

10'6" x 7'0" (3.22 x 2.14)

Double glazed window to rear, fitted kitchen incorporating wall and base cupboards, drawers, integrated gas hob and electric oven with an extractor fan over, plumbing for dishwasher, breakfast bar, under stair store cupboard area for fridge freezer, complimentary roll edge work surfaces, radiator, plastered ceiling, ceramic tiling to splash backs half glazed and panelled door to:

Hall

12'9" x 3'4" (3.91 x 1.04)

Double glazed door to outside, double glazed obscured window to side.

Utility room

5'1" x 9'6" (1.55 x 2.90)

Plumbing for an automatic washing machine, space for tumble dryer, tongue and groove to ceiling, plaster walls, double glazed window to side.

WC

3'3" x 4'9" (1.00 x 1.46)

Double glazed obscured window to side, high level WC, tongue and groove to ceiling.

Landing

7'3" x 6'11" (2.23 x 2.13)

Double glazed window to rear, access to attic room vial a loft ladder, panelled doors off to:

Bedroom One

12'2" x 11'5" (3.72 x 3.48)

Double glazed window to front with views, store in alcoves including hanging space and shelving, radiator, textured ceiling.

Bedroom Two

12'7" x 10'11" (3.86 x 3.35)

Double glazed window to front with views, open wardrobes, gas combi boiler for the central heating and domestic hot water, dado rail.

Bedroom Three

10'6" x 7'1" (3.22 x 2.17)

Double glazed tilt and turn window to rear, textured ceiling, radiator.

Bathroom

7'6" x 7'2" (2.30 x 2.20)

Double glazed obscured tilt and turn window to rear, white suite comprising a mixer shower and shower screen over the bath, pedestal wash hand basin, low level WC, radiator, coved and texture ceiling, shower proof boarding to walls.

Attic Room

Two double glazed roof windows, electric power and lighting, pine tongue and groove to ceiling.

Approach

Two car hardstanding. Shared steps and pathways to a timber garden gate. Gravel beds, raised flower and shrub beds, further flowers and shrubs.

Front Garden

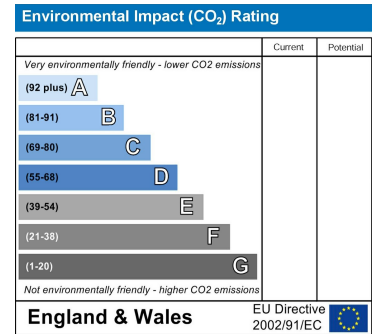
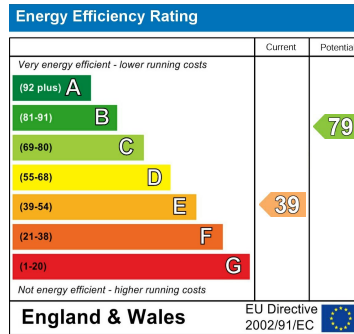
Laid to lawn with a feature paved patio area and views over the surrounding countryside, pond, flower and shrub beds.

Side Garden

Paved path leading to the entrance, timber gate with a fence to side leading to a play area with a timber play house. outside lighting.

Rear Garden

Pathway and steps leading to a lawn garden with flowers and shrub beds.



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