



12 Station Road, Newport NP11 6BX

Asking price **£215,000**

****FANTASTIC FIRST TIME BUY/FAMILY HOME**EXCELLENT LOCATION****

Parkmans are delighted to offer for sale this immaculate end of terrace property situated within walking distance of Risca town centre, excellent schools and all amenities and Tredegar grounds park and still providing easy access to local train station and main road links for those needing to commute.

The property offers good size living accommodation comprising of two reception rooms, lovely fitted kitchen, and utility. To the first floor are two double bedrooms with a loft room and modern family bathroom. Externally the property has a very generous size, enclosed low maintenance rear garden.

Viewing is highly recommended at the earliest opportunity.

Tenure: We are advised Freehold
EPC: D
Council Tax Band: C



Hallway

Composite front door, plaster walls and ceiling, radiator, carpeted, stairs to first floor.

Dining Room

11'11" x 12'1" (3.64 x 3.69)

UPVC double glazed window to front, plaster walls and ceiling, radiator, power points, laminate herringbone flooring,

Lounge

11'10" x 11'7" (3.62 x 3.55)

X2 UPVC double glazed window to side, plaster walls and ceiling, built in shelving, radiator, power points, carpeted,

Kitchen

10'4" x 9'4" (3.15 x 2.86)

Fitted kitchen with grey gloss base and wall units with quartz style work surfaces over, inset sink unit with mixer tap, built in eye level oven and microwave, gas hob with extractor over, integrated fridge/freezer, tiled around, plastered ceiling, UPVC double glazed window to rear, tiled floor, under stairs storage cupboard, power points.

Utility Room

10'5" x 5'3" (3.20 x 1.62)

UPVC double glazed window to side, fully tiled, work surface, tiled floor, plumbing for automatic washing machine, space for dryer and dishwasher, power points.

Landing

Plaster walls and ceiling, large storage cupboard, carpeted.

Bedroom One

12'1" x 15'7" (3.69 x 4.76)

X2 UPVC double glazed windows to front, plaster walls and ceiling, radiator, power points, carpeted,, under stairs storage cupboard, stairs to loft room.

Bedroom Two

10'1" x 9'3" (3.08 x 2.84)

UPVC double glazed window to rear, plaster walls and ceiling, radiator, power points, mirror fitted wardrobes, carpeted.

Bathroom

10'3" x 9'2" (3.13 x 2.80)

UPVC double glazed obscured window, step in shower cubicles, freestanding bath, inset vanity unit sink, concealed cistern WC, plaster walls and ceiling, tiled around, heated towel rail,

Loft Room

13'11" x 15'6" (4.25 x 4.73)

X2 Velux skylights, plaster walls, under eaves storage, power points, radiator, carpeted.

External

To the rear: Large resin patio area, artificial lawn and further patio area with sandstone slabs, side access gate.

