



28 Ty Isaf Park Road, Risca Gwent NP11 6NG

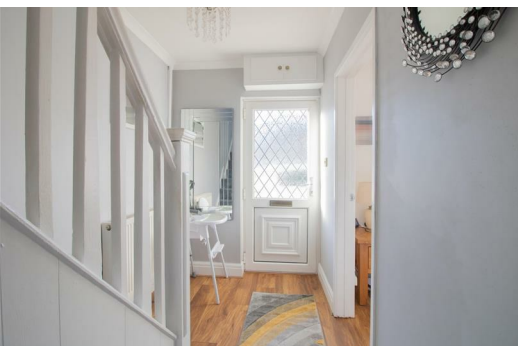
Asking price £230,000

****EXCELLENT FAMILY HOME/FIRST TIME BUY WITH NO ONWARD CHAIN**NEW REDUCED PRICE****

Parkmans are delighted to offer for sale this good size semi-detached family home with no onward chain. The property offers well-appointed and presented living accommodation comprising of three bedrooms and first floor bathroom, good size lounge with modern fitted kitchen and ground floor shower room. The property has been well improved throughout and further benefits from UPVC double glazing, gas central heating, off road parking and a generous, level rear garden with a good size shed with power and light that could be utilised for various purposes.

The property is located in an excellent location just on the outskirts of Risca, within walking distance to the town centre and local supermarkets and is also ideally situated for commuters to access public transport and main road links.

TENURE: Freehold
COUNCIL TAX BAND: C
EPC: D



Hallway

9'0" x 5'8" (2.75 x 1.75)

Entry via UPVC double glazed front door, papered walls and ceiling with coving, radiator, laminate flooring, white doors to accommodation, carpeted stairs leading to landing.

Shower Room

8'4" x 7'0" (2.56 x 2.15)

Freestanding mains connected shower cubicle, low level WC, pedestal wash hand basin with mixer tap, plastered walls and ceiling, tiled around, radiator, UPVC double glazed obscured window to side, storage cupboard.

Lounge

21'9" x 12'0" (6.64 x 3.66)

UPVC double glazed bay window to front and UPVC double glazed patio doors to rear, plastered walls and ceiling with coving, feature fireplace housing gas fire, laminate flooring, power points, radiators.

Kitchen

18'7" x 8'3" (5.68 x 2.54)

Fitted kitchen with a range of white gloss base and walls units with roll edge work surfaces over, 4 ring gas hob, electric oven, extractor over, splashback tiling, stainless steel single drainer sink with mixer tap, plumbing for automatic washing machine, radiator, power points, plastered walls and ceiling, UPVC double glazed window to side and rear, UPVC double glazed door to side, tiled floor.

Landing

UPVC double glazed obscured window to side, papered walls and ceiling, roof access hatch, white doors to rooms, carpeted. Boarded attic with light.

Bedroom One

12'2" x 10'5" (3.72 x 3.18)

UPVC double glazed window to front, plastered walls, radiator, power points, laminate flooring.

Bedroom Two

9'2" x 10'10" (2.80 x 3.31)

UPVC double glazed window to rear, plastered walls, radiator, power points, laminate flooring, storage cupboard housing boiler.

Bedroom Three

9'2" x 7'6" (2.80 x 2.31)

UPVC double glazed window to front, plastered walls, radiator, power points, laminate flooring, storage cupboard.

Bathroom

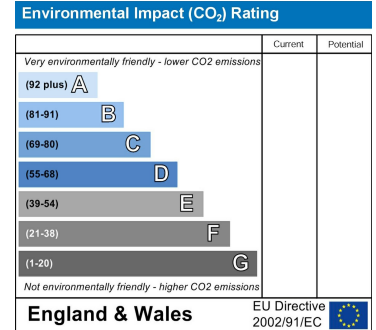
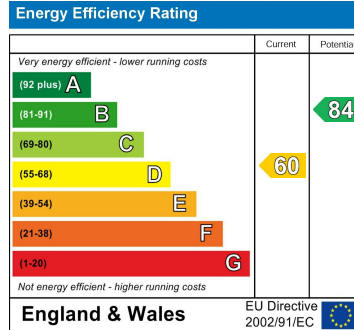
6'3" x 7'1" (1.91 x 2.16)

UPVC double glazed window to side, plastered walls, tiled around, panel 'P' shaped bath with shower over, low level WC, vanity wash hand basin, heated towel radiator, laminate flooring.

External

To the front: Block paved driveway, side gate access.

To the rear: Patio area, mainly laid to lawn with gravel and shrub areas, large shed with power and light that could be utilised for additional space if required.



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