



## 37 Channel View, Newport NP11 6JW

**£184,950**

**\*\*FANTASTIC FIRST TIME BUY/FAMILY HOME\*\***

Welcome to this spacious property located in an ideal area of Channel View, Risca, Newport within easy walking distance of Risca train station with links to Cardiff and Ebbw Vale and a few minutes from Risca town centre and all amenities. The popular, idyllic Brecon and Monmouthshire canal path is just a short walk away from the property. This well presented and maintained house boasts two reception rooms, perfect for relaxing with family and friends. With three inviting bedrooms, there is ample space for a growing family or guests to stay over comfortably. The property also features a well-appointed bathroom, ensuring convenience for all residents. The property further benefits from lovely size and maintained front and rear gardens with wonderful views

Whether you are looking for a new family home or a peaceful getaway, this property has the potential to cater to your needs. Don't miss out on the opportunity to make this house your own and create lasting memories in this wonderful location.

Viewing highly recommended at the earliest opportunity.

TENURE: We are advised Freehold  
EPC: C  
COUNCIL TAX BAND: B



### Hallway

UPVC double glazed front door, plaster walls, laminate flooring, stairs to first floor.

### Lounge

18'4" x 10'10" (5.61 x 3.31)

UPVC double glazed windows to front and rear, plaster walls, feature fireplace, radiator, power points, laminate flooring.

### Dining Room

10'7" x 9'0" (3.23 x 2.76)

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

### Kitchen

7'8" x 12'7" (2.34 x 3.85)

Fitted with a range of base and wall units, roll edge work surfaces over, gas hob, double oven, stainless steel bowl and a half single drainer sink with mixer tap, splash back tiling, UPVC double glazed window and door to rear, space for washing machine, tiled floor, power points, radiator, plaster walls.

### Landing

UPVC double glazed window to rear, roof access hatch, plaster walls, radiator, carpeted, storage cupboard housing boiler.

### Bedroom One

12'7" x 10'4" (3.84 x 3.16)

UPVC double glazed window to front with lovely views, plaster walls, laminate flooring, radiator, power points, storage cupboard.

### Bedroom Two

10'5" x 10'11" (3.20 x 3.33)

UPVC double glazed window to front with lovely views, papered and plaster walls, laminate flooring, radiator, power points,

### Bedroom Three

8'2" x 7'10" (2.51 x 2.41)

UPVC double glazed window to rear, plaster walls, laminate flooring, radiator, power points,

### Shower Room

5'5" x 4'8" (1.67 x 1.43)

UPVC double glazed obscured window to rear, fully tiled, tiled floor, large step in shower cubicle, wash hand basin in unit,.

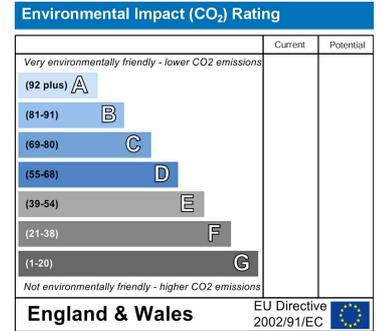
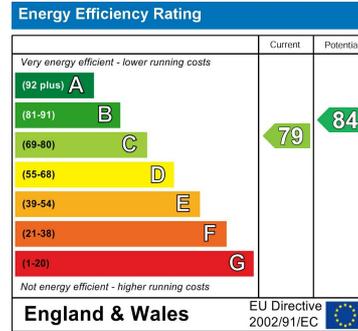
### WC

2'3" x 4'0" (0.70 x 1.24)

UPVC double glazed obscured window to rear, PVC panels, low level WC, vinyl flooring.

### External

Steps leading to large patio balcony area at the front. To the rear - tiered, enclosed garden with patio, lawn and shrubbery.



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