



## 5 Priory Street, NP11 6QE

**£230,000**

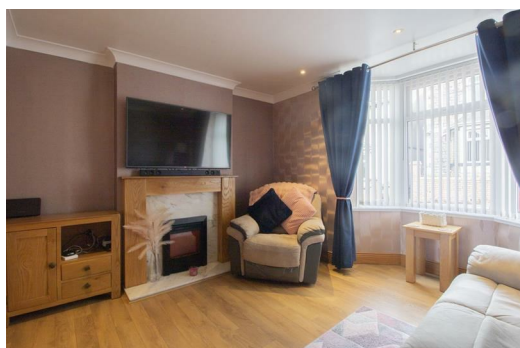
**\*\*WELL PRESENTED SEMI DETACHED HOUSE\*\*EXCELLENT LOCATION\*\***

Welcome to this charming semi-detached house located on Priory Street in the lovely area of Risca, Newport. This property boasts two spacious reception rooms, perfect for entertaining guests or simply relaxing with your family. With three good size bedrooms, there is plenty of space for everyone to enjoy a good night's sleep.

The house features a modern fitted kitchen, separate utility room, ground floor WC and first floor modern bathroom, ensuring convenience and comfort for all residents. The rear garden has been well thought out providing plenty of seating areas to enjoy the wonderful view.

Located in a desirable neighbourhood with easy access to main road and rail networks, this property offers a wonderful opportunity to create a warm and inviting home. The semi-detached style provides a sense of privacy while still being part of a friendly community.

Don't miss out on the chance to make this house your own and enjoy the benefits of living in such a fantastic location. Contact us today to arrange a viewing and take the first step towards finding your dream home on Priory Street.





### Hallway

UPVC double glazed front door, plaster walls and coved and textured ceiling, radiator, laminate flooring.

### Lounge

10'4" x 13'8" (3.17 x 4.19)

UPVC double glazed bay window to front, papered walls, coved ceiling, feature fireplace, power points, radiator, laminate flooring.

### Dining Room

12'0" x 11'8" (3.68 x 3.56)

UPVC double glazed French doors to rear, papered and plaster walls and coved ceiling, power points, radiator, laminate flooring.

### Kitchen

14'7" x 9'8" (4.45 x 2.96)

UPVC double glazed window to side, fitted with a range of grey gloss base and units, work surfaces over, polycarbonate single drainer sink with mixer tap, electric induction hob with extractor, eye level oven and microwave, power points, radiator, porcelain tiled floor.

### Utility Room

4'11" x 8'5" (1.51 x 2.57)

UPVC double glazed window to rear, white base and wall unit with work surface over, polycarbonate single drainer sink with mixer tap, space and plumbing for automatic washing machine, dishwasher and tumble dryer, half tiled walls, vinyl flooring.

### Lobby

4'7" x 2'10" (1.41 x 0.88)

UPVC double glazed door to rear, radiator, vinyl flooring.

### WC

3'7" x 2'9" (1.11 x 0.85)

UPVC double glazed obscured window, low level WC, tiled around, vinyl flooring.

### Landing

18'7" x 4'11" (5.68 x 1.50)

Plaster walls, coved and textured ceiling, radiator, carpeted.

### Bedroom One

10'5" x 17'1" (3.18 x 5.21)

X2 UPVC double glazed windows to front, plaster walls and coved and textured ceiling, power points, radiator, laminate flooring.

### Bedroom Two

12'0" x 12'0" (3.66 x 3.67)

UPVC double glazed window to rear, papered walls, textured ceiling, radiator, power points, laminate flooring.

### Bedroom Three

8'4" x 9'5" (2.56 x 2.89)

UPVC double glazed window to rear, papered walls, coved and textured ceiling, power points, radiator, laminate flooring.

### Bathroom

6'0" x 6'2" (1.84 x 1.88)

UPVC double glazed obscured window to rear, panel bath with shower over, built in speakers in ceiling, low level WC, inset vanity wash hand basin, towel radiator, PVC panelling.

### External

To the front: Gated front forecourt, side access.

To the rear: Large decked area taking advantage of the fantastic views, leading to artificial lawn, stone chipped area, patio, shed with power and lighting.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC

