



24 Birch Grove, Newport NP11 6HP

£164,950

****EXCELLENT FIRST TIME BUY/FAMILY HOME**SEMI DETACHED HOUSE WITH OFF ROAD PARKING****

Welcome to Birch Grove, Risca, Newport. This property boasts two reception rooms and fitted kitchen.

With three good size bedrooms, there is ample space for a growing family or for those who enjoy having a home office or guest room. The property further benefits from ground floor cloakroom/wc and first floor shower room and wc. Parking is always a breeze with space for two vehicles, making coming home after a long day a stress-free experience. To the rear of the property is a large enclosed garden, with fantastic views.

Located in a convenient location for local amenities and those needing to commute with easy access to railways and main road networks. Don't miss out on the opportunity to make this house your home. Contact us today to arrange a viewing.

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



Hallway

5'10" x 10'0" (1.79 x 3.06)

UPVC double glazed door to front entrance, Parquet flooring, papered walls and ceiling, under stairs storage, access to first floor via staircase, radiator.

WC

6'0" x 2'8" (1.84 x 0.82)

UPVC double glazed window to front aspect, Parquet flooring, papered walls and ceiling, tiles to splash back, heated towel rail, WC and corner wash hand basin.

Lounge

13'1" x 13'5" (3.99 x 4.10)

UPVC double glazed patio doors to rear aspect, Parquet flooring, papered walls and ceiling, power points, radiator, electric fire.

Dining Room

10'2" x 10'4" (3.12 x 3.17)

UPVC double glazed window to rear aspect, Parquet flooring, papered walls and ceiling, power points, radiator.

Kitchen

8'5" x 10'5" (2.58 x 3.19)

UPVC double glazed window and door to front and side aspect, tiles to flooring, tiles to splash back, emulsion finish to walls and ceiling, power points, radiator, matching white wall and floor units, roll edge work surfaces over, electric hob, oven, concealed extractor, stainless steel bowl and a half drainer sink with mixer tap, space for free standing appliances.

Landing

UPVC double glazed window to front aspect, carpet to flooring, papered walls and ceiling, storage cupboard with boiler, power points.

Bedroom One

10'8" x 11'0" (3.26 x 3.36)

UPVC double glazed window to rear aspect, carpet to flooring, papered walls and ceiling, built in storage cupboard, radiator., roof access hatch, power points.

Bedroom Two

10'5" x 10'4" (3.19 x 3.17)

UPVC double glazed window to rear aspect, carpet to flooring, papered walls and ceiling, built in storage cupboard, radiator, power points

Bedroom Three

8'4" x 8'0" (2.56 x 2.46)

UPVC double glazed window to front aspect, carpet to flooring, emulsion finish to walls, textured ceiling, built in storage cupboard, radiator, power points.

Bathroom

5'6" x 5'4" (1.70 x 1.63)

UPVC double glazed obscured window to front aspect, PVC plastic to walls, bath with shower overhead, wash hand basin, vinyl flooring.

WC

2'6" x 5'3" (0.77 x 1.62)

UPVC double glazed obscured window to side aspect, PVC plastic to walls, WC.

External

To the front there are two parking spaces, access to the side access door and rear garden.

To the rear there is a large patio area, steps down to a tiered lawn area.

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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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