



6 Llanarth Square, Newport NP11 6EA

£164,950

NEW PRICE**FANTASTIC FIRST TIME BUY**WELL PRESENTED SEMI DETACHED HOUSE WITH OFF ROAD PARKING**

Welcome to this charming semi-detached house located in Llanarth Square, Risca, conveniently situated for easy access to Risca town and amenities. This property boasts two reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With three bedrooms, there's plenty of space for the whole family to unwind and make this house a home.

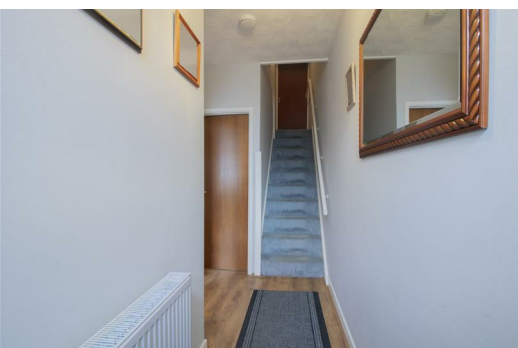
The property features a well-maintained first floor shower room, and modern fitted kitchen, ensuring convenience and comfort for all residents. Parking is a breeze with space for two vehicles in the driveway, making trips in and out hassle-free. The property benefits from a low maintenance enclosed, rear garden. The property is being sold chain free meaning a smoother and quicker transition to becoming the proud owner of this lovely home.

Don't miss out on the opportunity to make this semi-detached house your own. Contact us today to arrange a viewing and take the first step towards creating a lifetime of memories in this wonderful property.

TENURE: We are advised Freehold

COUNCIL TAX BAND: C

EPC: D



Hallway

UPVC door to front entrance, plaster walls and textured ceiling, laminate flooring, stairs to first floor, radiator.

Lounge

12'10" x 11'1" (3.93 x 3.40)

UPVC window to front aspect, plaster walls and textured ceiling, radiator, power points, wall mounted electric fire.

Dining Room

11'7" x 11'8" (3.55 x 3.57)

UPVC window to rear aspect, plaster walls and textured ceiling, laminate flooring, radiator, power points,, under stairs storage cupboard

Kitchen

11'7" x 7'6" (3.55 x 2.29)

UPVC door and window to side aspect, modern fitted wall and floor units, inset stainless steel sink, integrated gas hob and electric oven, space for free standing appliances, radiator, power points,

Landing

11'7" x 5'2" (3.55 x 1.60)

Plaster walls and textured ceiling,

Bedroom One

13'3" x 9'0" (4.04 x 2.76)

UPVC window to front aspect, plaster walls and textured ceiling, laminate flooring, airing cupboard housing gas combi boiler, radiator, power points.

Bedroom Two

8'5" x 9'1" (2.57 x 2.79)

UPVC window to rear aspect, plaster walls and textured ceiling, radiator, power points.

Bedroom Three

10'4" x 5'6" (3.15 x 1.70)

UPVC window to front aspect, plaster walls and textured ceiling, laminate flooring, radiator

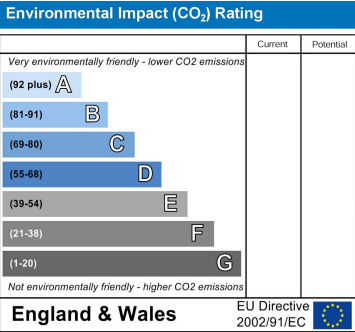
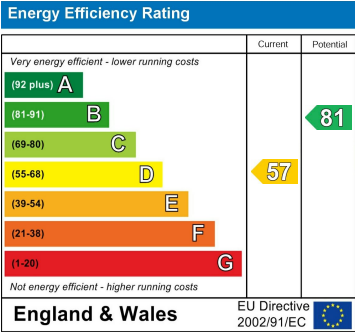
Shower Room

11'8" x 8'0" (3.57 x 2.46)

UPVC window to rear aspect, laminate flooring, corner shower cubicle, close coupled WC, wash hand basin with vanity, storage cupboard, radiator

External

To the front of the property there is a driveway big enough for 2 cars with side access to the rear garden.
To the rear there is a patio area, brick built storage shed and outside WC, there is also a gate to rear.



Authorised and Regulated by the Financial Conduct Authority in Respect of Insurance Mediation Only. William Parkman & Daughters Ltd Registered in England & Wales No. 5401197. Registered Office: as above.