



15 Arran Close, Newport Gwent NP11 6RA

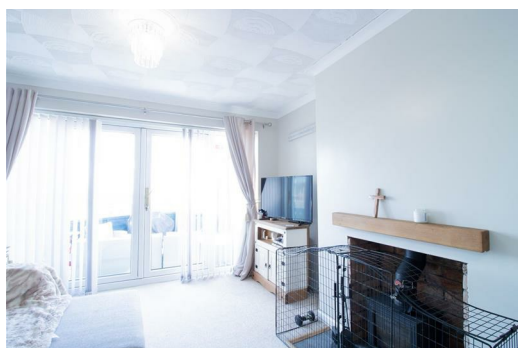
£245,000

****WELL PRESENTED SEMI DETACHED HOUSE** GENEROUS ACCOMMODATION**SOUGHT AFTER LOCATION****

Nestled in the charming area of Arran Close, Risca, Newport, this delightful semi-detached house offers a perfect blend of comfort and convenience. With three/four well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The two reception rooms provide ample room for relaxation and entertaining, making it easy to host gatherings or enjoy quiet evenings at home. The house features two shower rooms, ensuring that morning routines run smoothly for everyone in the household. The layout is thoughtfully designed to maximise space and functionality, catering to modern living needs with a lovely lounge with log burner, fitted kitchen open plan to dining/conservatory as well as an office/bedroom 4.

For those with vehicles, the property boasts off road parking and a detached garage, a valuable asset in this desirable location. Arran Close is situated in a friendly neighbourhood, offering a sense of community while being conveniently close to local amenities and transport links. Whether you are a first-time buyer or looking to settle down in a welcoming area, this property presents an excellent opportunity. Do not miss the chance to make this lovely house your new home.

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



Entrance Porch

6'7" x 5'1" (2.01 x 1.57)

UPVC double glazed door to front and rears, double glazed windows, power points.

Hallway

Plastered walls and textured ceiling, laminate floor, radiator, power points.

Kitchen/Dining Room (Conservatory)

20'4" x 9'8" (6.20 x 2.97)

UPVC double glazed window to side, range of matching base and wall units, roll edge worktop, stainless steel sink with drainer and mixer taps, built in electric oven and gas hob, tile splash back, tiled floor, papered walls textured ceiling, UPVC double glazed conservatory with windows and patio doors to side, PVC cladded to ceiling with fan light fitting, tiled floor, power points.

Living Room

10'5" x 16'8" (3.2 x 5.1)

UPVC double glazed patio doors to front, brick tile fireplace with slate hearth housing log burner, plastered walls, textured ceiling, carpet to floor, radiators, power points.

Bedroom 2

8'4" x 12'0" (2.55 x 3.68)

UPVC double glazed window to rear, built in wardrobes, carpet to floor, plastered walls, textured ceiling, radiator, power points.

Shower Room

5'5" x 6'6" (1.66 x 1.99)

UPVC double glazed obscured window to side, tiled floors and walls, textured ceiling, low level w/c, pedestal hand wash basin, corner shower unit, heated towel rail.

Office/Bedroom 4

8'9" x 9'8" (2.67 x 2.95)

UPVC double glazed window to rear, open stairs to landing, plastered walls, textured ceiling, radiator, power points.

Landing

Carpet to flooring,

Shower Room

5'1" x 5'2" (1.56 x 1.59)

Corner shower unit with PVC cladding, low level w/c, small hand wash basin, plastered walls and ceiling heated towel rail.

Bedroom 1

10'6" x 13'0" (3.22 x 3.98)

UPVC double glazed window to front, plastered walls and ceiling, radiator, power points, door leading to loft space housing combi boiler

Bedroom 3

9'2" x 10'0" (2.81 x 3.07)

UPVC double glazed window to front, plastered walls and ceiling, carpet to floor, radiator, power points.

External

Front: off road parking and detached garage. Steps leading up to the front entrance of property, gated patio area to front, path leading to side entrance.

Rear: pathway around the house, steps leading to grass lawn area, rear gate leading to large grass public field.

