

**250 Elm Drive
Risca
Newport**



LOVELY TWO BEDROOM END TERRACED HOME WITH VIEWS

- NICELY PRESENTED SEMI-DETACHED HOME
- TWO DOUBLE BEDROOMS
- LOUNGE/DINER WITH SEPARATE KITCHEN
- FRONT AND REAR GARDENS
- PLEASANT VIEWS TO THE REAR
- MODERN GAS COMBINATION BOILER
- UPVC DOUBLE GLAZING
- WALKING DISTANCE TO AMENITIES
- MAIN ROAD LINKS CLOSE BY
- PERFECT FIRST PURCHASE

£150,000



CARDIFF

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Albany Road, Cardiff
CF24 3RP

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02920 456 444



NEWPORT

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PONTYPRIDD

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01443 485000

Elm Drive, Risca, NP11 6PB

Introduction

A fantastic opportunity to purchase this nicely presented semi-detached home situated in Ty-Sign, Risca, just minutes from local amenities and main road connections. Within walking distance there are local shops, bus stops and well regarded schools as well as the M4 motorway and A467 providing an easy commute to neighbouring towns and cities.

On entering the property we are welcomed into the hallway which leads off to a full-length lounge/diner and galley kitchen then, upstairs, two generously-sized bedrooms and modern bathroom. Outside, there is a front garden and side access to the rear garden which is tiered and features a store shed.

The property further benefits from uPVC double glazing and a modern gas combination boiler.

Tenure

Freehold

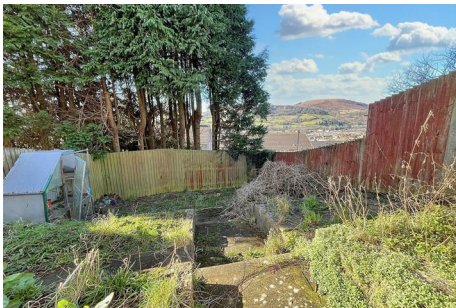
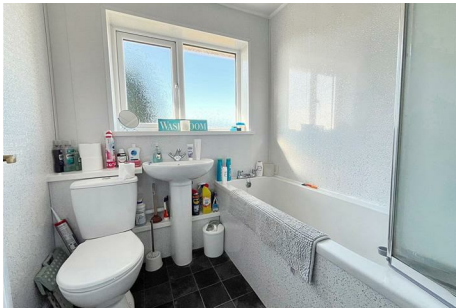
Council tax

Band B


Viewing

By prior appointment with vendors agents James Douglas. Tel: 01633 212666.

These particulars do not constitute an offer or contract of sale. Whilst every care is taken in the preparation of these particulars, their accuracy cannot be guaranteed and prospective purchasers should satisfy by inspection or otherwise as to the correctness of any statements or information contained therein.



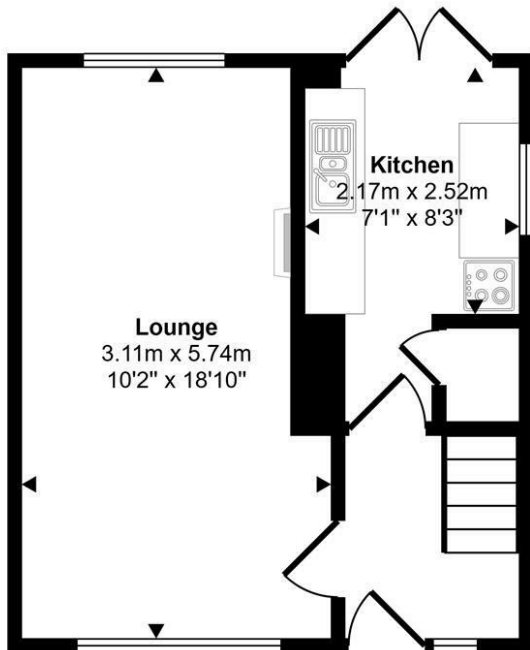
Energy Efficiency Rating

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

Environmental Impact (CO₂) Rating

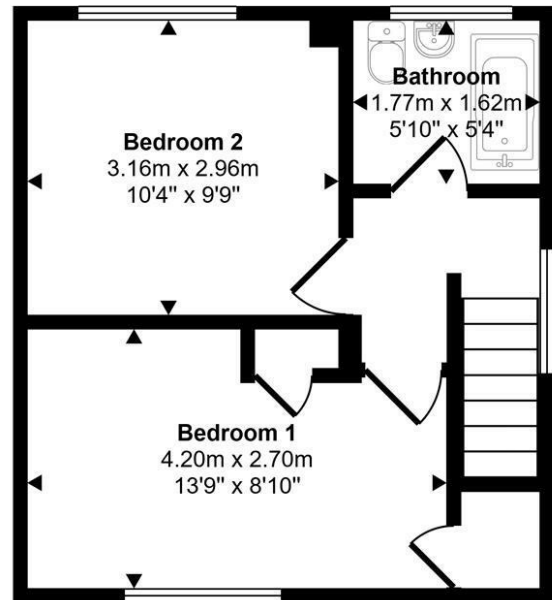
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	

Approx Gross Internal Area
58 sq m / 625 sq ft



Ground Floor

Approx 29 sq m / 309 sq ft



First Floor

Approx 29 sq m / 316 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.