



3 Penrhiew Road, Risca, NP11 6GA

Guide Price £240,000

** GUIDE PRICE £240,000-£250,000 ** OFF ROAD PARKING ** TWO/THREE BEDROOMS ** OPEN PLAN LOUNGE DINER ** BREATH TAKING VIEWS **

A rarely available SEMI DETACHED DORMER BUNGALOW on PENRHIEW ROAD in the charming town of RISCA, this delightful TWO/THREE BEDROOM property offers a perfect blend of comfort and versatility. The property boasts a spacious RECEPTION/DINING ROOM, ideal for both relaxation and entertaining, while the multi-use rooms provide the flexibility to adapt to your lifestyle needs, whether as additional bedrooms, a home office, or a playroom. With two well-appointed BATHROOMS, one on the ground floor and another on the first floor, convenience is at the forefront of this home. The layout is thoughtfully designed to accommodate families or those who enjoy hosting guests. One of the standout features of this property is the BREATH-TAKING VIEWS that can be enjoyed from various vantage points within the home. Imagine waking up to picturesque scenery every day, enhancing your living experience in this tranquil setting. Additionally, the property benefits from OFF-ROAD PARKING, ensuring that you have a secure and convenient space for your vehicle. This semi-detached bungalow is not just a house; it is a place where you can create lasting memories. With its appealing features and prime location, it presents an excellent opportunity for those seeking a comfortable and adaptable living space in Risca. Do not miss the chance to make this lovely property your new home.

EPC - TBC
COUNCIL TAX- C (Caerphilly)



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ENTRANCE HALL

Access via a composite front door with obscure double glazing. Twin radiator present, leads to;

LOUNGE/DINER

32'10" x 9'11" (10.02 x 3.03)

Open plan lounge/ diner to front and rear aspects. Box bay front window and sliding doors to rear, both double glazed uPVC. Electric fire place into chimney breast. Two twin central heating radiators. Open to stairs for first floor with storage under. Leads to;

OFFICE/ DRESSING ROOM

11'7" x 8'10" (3.54 x 2.70)

Accessable from entrance hallway and lounge/diner. Office/study area with double glazed uPVC window to side aspect and twin central heating radiator. Open to;

KITCHEN

8'4" x 8'8" (2.56 x 2.66)

Fitted kitchen with high and low base storage units, rolled granite effect worktops, gas hob and electric oven separated, polycarbonate sink with drainer and mixer taps over, Space for seperate appliances. Double glazed uPVC window to side and rear aspect.

BEDROOM/ SITTING ROOM

11'7" x 9'9" (3.55 x 2.98)

Bedroom/ Sitting room area to rear aspect with double glazed uPVC picture window with spectacular views down the valley, twin central heating radiator, access to lounge/diner and open to office/ dressing room.

SHOWER ROOM (Ground Floor)

8'5" x 5'1" (2.57 x 1.57)

Modern white suite (mains water supply) comprising, low level WC, pedestal wash hand basin, , step in shower cubicle, tiling to walls and floor, double glazed window to side, radiator.

STAIRS TO FIRST FLOOR - LANDING

Open to stairs for ground floor. Leads to;

BEDROOM ONE

11'2" x 9'8" (3.41 x 2.95)

Double bedroom to rear aspect with double glazed uPVC window and spectacular views. Twin central heating radiator.

BEDROOM TWO

9'6" x 15'10" (2.91 x 4.85)

Double bedroom to rear aspect with uPVC double glazed window, twin radiator and storage to eaves. Panoramic views.

BATHROOM

7'11" x 5'10" (2.43 x 1.78)

Bathroom suite with low level WC and porcelain sink, mixer taps over, part tiled finish with double glazed skylight to front aspect, cupboard housing combi boiler (Worcester)

OUTSIDE

FRONT: Off road parking, steps leading to front entrance door, tiered garden with a variety of plants and shrubs.

SIDE: Artificial lawn area leading to utility room with stainless steel sink unit, plumbing for automatic washing machine and door leading to workshop/storage area with power and light.

REAR: Good size rear garden with stunning views over the valley. Decked sitting area with steps leading to a tiered garden with ornamental chipping area, two ponds, lawned area, with a variety of mature shrubs and flowers.

TENURE

We have been advised that this property is FREEHOLD.

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	

