



4 Brynhyfryd Terrace, Risca, Newport, Gwent NP11 6FJ
Guide Price £325,000

****GUIDE PRICE £325,000 TO £350,000****

BRYNHYFRYD TERRACE, RISCA, is an exquisite FOUR BEDROOM, SEMI-DETACHED HOUSE that is a perfect FAMILY HOME. BEAUTIFULLY PRESENTED THROUGHOUT, the property boasts BREATH TAKING VIEWS. Situated on the doorstep of the Monmouth and Brecon Canal and Cwmcarn Forest Drive, this property is perfect for those who enjoy scenic walks and outdoor pursuits. Upon entering, you are welcomed into an OPEN PLAN LOUNGE AND DINING AREA, which features BI-FOLD DOORS, allowing for an abundance of natural light and access to a beautiful outside dining space with extensive views. The property also boasts a MODERN FITTED FARM-HOUSE STYLE KITCHEN with some integrated appliances. The first floor comprises THREE DOUBLE BEDROOMS alongside ONE SINGLE, at present used as a dressing room. The family BATHROOM SUITE is thoughtfully designed, featuring a SEPARATE WALK-IN SHOWER for added convenience, along with a rolled top bath. On the ground floor there is a GROUND FLOOR WC to enhance practicality for everyday living. Outside, the LANDSCAPED GARDENS offer a serene environment for relaxation and play, complemented by a DOUBLE GARAGE and TWO STORAGE UNIT that provide additional space for gardening tools or outdoor equipment. This property is situated in the heart of Risca, making it an ideal location for families seeking a vibrant community atmosphere while still enjoying the peace and quiet of suburban life. This home is a must-see for anyone looking to settle in a welcoming neighborhood.

EPC- E

COUNCIL TAX- C (Caerphilly)



70 Tredegar Street Risca NP11 6BW

Telephone: 01633 838888 **Email:** risca@sageandco.co.uk

www.sageandco.co.uk

ENTRANCE HALLWAY

Access front front patio area via composite front door into hallway. Open to stairs to first floor landing and under stair storage area. Provides access to lounge/ diner and rear aspect kitchen. Twin central heating radiator present and consumer unit.

LOUUNGE/ DINER

22'1" x 12'11" (6.75 x 3.95)

Bay fronted lounge to front aspect with double glazed big-fold doors to front patio into bay. Rear aspect double uPVC window. Chimney breast with feature fire place. Open to dining room with two centra heating radiators.

KITCHEN

18'0" x 9'1" (5.49 x 2.79)

Modern fitted kitchen with high and low base storage units and a marble effect rolled worktop, double sink and drainer with mixer tap over, complete with breakfast bar. Double oven and ceramic hob with inset wine fridge. Side aspect double glazed uPVC window and twin central heating radiator. Leads to rear porch with access to ground floor WC.

GROUND FLOOR WC

2'10" x 5'4" (0.87 x 1.64)

Low level WC suite with sink and mixer taps over. Side aspect double glazed uPVC window and single central heating radiator.

FIRST FLOOR LANDING

Landing from ground floor stairway. Leads to bedrooms one, three and four along with first floor family bathroom. Open to stairs for loft conversion.

BEDROOM ONE

9'4" x 14'5" (2.87 x 4.41)

Double bedroom with front aspect double glazed uPVC window into bay. Twin central heating radiator present.

BEDROOM TWO (Loft Room)

12'11" x 13'5" (3.95 x 4.09)

Double bedroom into loft over looking front aspect with skylight windows. Eaves storage present.

BEDROOM THREE

11'1" x 7'4" (3.38 x 2.24)

Double bedroom to rear aspect with with double glazed uPVC window and twin central heating radiator present.

BEDROOM FOUR

6'11" x 10'7" (2.12 x 3.25)

Single bedroom to front aspect with double glazed uPVC window and twin central heating radiator present.

FIRST FLOOR BATHROOM

10'3" x 9'2" (3.14 x 2.80)

Stylish bathroom suite with rolled top bath and separate free standing walk in shower (electric), complete with tiled finish. Low level WC and sink with chrome mixer taps over. Rear

aspect double glazed uPVC window with obscure glazing and two chrome towel radiators present.

OUTSIDE

FRONT: Tiered front garden with resin patio complete with glass balustrade. Beautiful views over the Islwyn Valley. Lower tiers are lawned with wooden shed. Right of access between neighbouring properties is present.

REAR: Tiered rear garden with patio, lawned and resin areas. Double garage with electric supply to rear, two brick storage unit below.

TENURE

We are advised that this property is FREEHOLD.

