

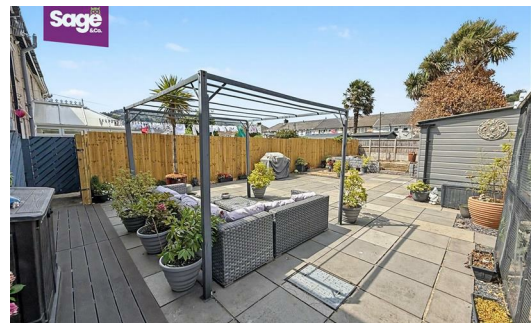


56 Newport Road, Risca, Newport, NP11 6LU
Guide Price £260,000

****GUIDE PRICE £260,000 TO £270,000** **SPACIOUS FAMILY HOME** **GOOD SIZE REAR GARDEN WITH SUN ROOM****

Nestled on Newport Road in the charming town of Risca, Newport, this SPACIOUS MID LINK PROPERTY offers a perfect blend of comfort and convenience. With THREE GOOD SIZE BEDROOMS this property is ideal for families or those seeking extra space. The heart of the home is a generous 19ft KITCHEN providing ample room for culinary creations and family gatherings. The property boasts a welcoming reception room with patio doors which open onto the delightful level rear garden featuring a sun room that invites you to enjoy the outdoors in comfort, whether it be for morning coffee or evening relaxation. For those with vehicles, the property offers off-road parking for up to three vehicles, ensuring that parking is never a concern. This spacious mid-link home is not only practical but also well-situated, making it an excellent choice for anyone looking to settle in a friendly community with easy access to local amenities. In summary, this charming house on Newport Road presents a wonderful opportunity for comfortable living in a desirable location. With its spacious layout, lovely garden, and convenient parking, it is a property that should not be missed.

EPC RATING: C
 COUNCIL TAX BAND: C



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ENTRANCE

Enter through a composite front door.

ENTRANCE HALLWAY

Stairs to the first floor, doors to:

LIVING ROOM

19'0" x 10'6" (5.81 x 3.21)

Double glazed window to the front, double glazed patio doors to the rear, two modern radiators, feature fireplace.

KITCHEN/DINER

12'11" x 19'0" (3.94 x 5.81)

Fitted with a range of high gloss base and wall units, wood block work surface, inset stainless steel sink unit, mixer tap over, space for a range cooker, plumbing for automatic washing machine, integrated dishwasher, space for an "American" fridge/freezer, larder unit, double glazed window to the front and rear, double glazed stable door to the rear, floor tiled in ceramics.

INNER HALLWAY

Door to understairs storage cupboard, door to:

GROUND FLOOR WC

ow level WC, wall mounted wash hand basin, central heating radiator, obscure double glazed window to the side, tiled floor.

STAIRS TO THE FIRST FLOOR - LANDING

Loft access, double glazed window to the rear, storage cupboard, airing cupboard housing combi boiler, central heating radiator, spot lighting.

BEDROOM ONE

13'1" x 12'5" approx (4.00 x 3.79 approx)

Double glazed window to the front, central heating radiator.

BEDROOM TWO

10'7" x 9'7" (3.25 x 2.93)

Double glazed window to the front, central heating radiator, large storage cupboard.

BEDROOM THREE/DRESSING ROOM

6'5" x 10'6" to wardrobe (1.96 x 3.22 to wardrobe)

Two double glazed windows to the rear, central heating radiator, fitted wardrobes to two walls, spot lighting.

FAMILY BATHROOM

9'10" x 6'6" (3.00 x 2.00)

Panelled bath with shower over, centre tap, glass shower screen, low level WC, wall mounted wash hand basin, chrome towel rail, obscure double glazed window to the rear.

OUTSIDE

FRONT: Driveway providing parking for up to four cars.

SIDE: Shared pedestrian access to rear garden.

REAR: Large enclosed patio area with further garden beyond.

SUN ROOM

7'11" x 13'7" (2.43 x 4.16)

Double glazed bi-fold doors to the front, power and light.

TENURE

We have been advised freehold

