



40 Manor Way, Newport NP11 6AB

£175,000

****EXCELLENT FIRST TIME BUY/FAMILY HOME****

Located on Manor Way, Risca, Newport, this delightful semi-detached house offers good size living accommodation throughout. With two spacious reception rooms, fitted kitchen with arch to dining room, this property is ideal for both relaxation and entertaining guests. The well-proportioned living spaces provide ample room for family gatherings or quiet evenings at home. The house features three good size bedrooms, first floor bathroom and separate w/c. The property further benefits from generous size gardens to front and rear with wonderful views.

The location of this property is particularly appealing, as it offers easy access to local amenities and transport links, making it a great choice for families and professionals alike. The surrounding area boasts a friendly community atmosphere, with parks and schools nearby, enhancing the overall appeal of this lovely home.

In summary, this semi-detached house on Manor Way is a wonderful opportunity for those seeking a comfortable and well-located property in Risca. Do not miss the chance to make this charming house your new home.

Tenure: We are advised Freehold
Council Tax Band: B
EPC: TBC



Entrance Hall

UPVC double glazed door to front, wallpapered walls, textured ceiling, carpet, radiator.

Reception Room

12'11" x 12'9" (3.95 x 3.9)

UPVC double glazed sliding patio doors to rear garden, wallpapered walls, textured ceiling, laminate floor, gas fire place with surround. radiator, power points.

Kitchen

10'2" 8'5" (3.12 2.57)

UPVC double glazed window to front and door to side, matching base and wall units, rollover edge worktop, tile splash back, stainless steel sink with drainer and mixer tap, electric oven and gas hob, tiled floor, wallpapered walls, textured ceiling, power points, brick arch leading to dining room.

Dining Room

10'2" x 10'2" (3.12 x 3.11)

UPVC double glazed window to rear, wallpapered walls, textured ceiling, carpet, radiator, power points.

Landing

Wallpapered walls, textured ceiling, carpet, boiler cupboard, power points.

Bedroom 1

13'2" 11'3" (4.03 3.45)

UPVC double glazed window to rear, wallpapered walls, textured ceiling, storage cupboard, radiator, power points.

Bedroom 2

10'5" x 10'3" (3.18 x 3.13)

UPVC double glazed window to rear, wallpapered walls and ceiling, carpet, storage cupboard, radiator, power points.

Bedroom 3

8'3" x 8'3" (2.54 x 2.54)

UPVC double glazed window to front, wallpapered walls and ceiling, carpet, storage cupboard, radiator, power points.

Bathroom

5'5" x 5'5" (1.66 x 1.66)

UPVC double glazed obscured window to front, panel bath, pedestal hand wash basin, PVC panelled walls and ceiling, laminate floor, radiator.

W/C

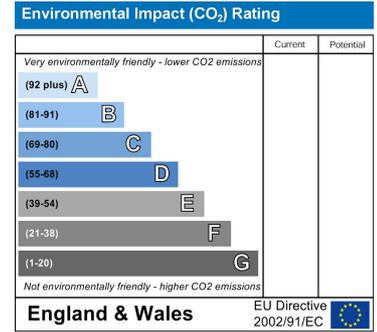
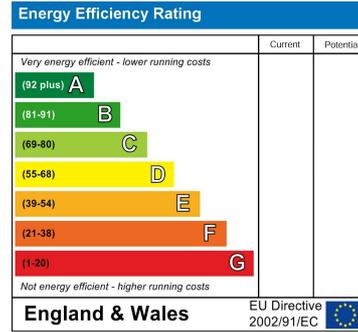
5'5" x .255'10" (1.66 x .78)

UPVC double glazed obscured window to side, low level w/c, PVC panel walls and ceiling, laminate floor.

External

To Front: Tiered garden with steps, mature shrubbery and rose bushes with grass lawn area, slate chippings on lower tier.

To Rear: Concrete shed, artificial lawn area, grass lawn area, chippings, green house, small shrubbery and plants, mature hedge.



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