Putting you & your property first



# 13 Arran Close, Risca, Newport, NP11 6RA

## Guide Price £220,000

** GUIDE PRICE £220,000 - £230,000 ** SEMI-DETACHED FAMILY HOME ** VERSITILE ROOMS ** 3/4 BEDROOMS ** SEPERATE STUDY ROOM ** WELL PRESENTED THROUGHOUT ** GENEROUS FAMILY LOUNGE ** SPECTACULAR VIEWS ** OFF ROAD PARKING ** SHORT COMMUTE TO M4 **

Nestled in the charming area of ARRAN CLOSE, RISCA, this delightful SEMI-DETACHED HOUSE presents an excellent opportunity for families and professionals alike. With the option of THREE/ FOUR well-proportioned bedrooms, this property offers versatile living spaces that can easily adapt to your needs, whether as bedrooms, sitting rooms or home offices. Upon entering, you will be greeted by a welcoming RECEPTION ROOM that sets the tone for the rest of the home and offers spectacular views. The property is well presented throughout, ensuring a comfortable and inviting atmosphere. The beautiful feature KITCHEN is a standout aspect, providing a perfect space for culinary enthusiasts to create and entertain. One of the highlights of this residence is the spectacular views that can be enjoyed from various vantage points within the home. These picturesque sights enhance the overall appeal and provide a serene backdrop to daily life. Additionally, the property includes parking for one vehicle, adding convenience to your living experience. If you are seeking a property that combines modern living with stunning views and versatile spaces, this home in Risca is certainly worth considering.

EPC - D

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## ENTRANCE HALLWAY
Access througha UPVC door, storage cupboard present.

## LOUNGE
Double glazed UPVC French doors, chimney breast, twin radiator, open to the stairs.

## KITCHEN
Range of high and low base units in matte grey with marble finished rolled edge work surfaces, stainless steel sink drainer with mixer tap over, space for washing machine and tumble drier, radiator.

## BATHROOM
Corner electric shower, low level WC and sink with base unit, verticle radiator, obscured double glazed window to the side.

## BEDROOM ONE
Double glazed window to the front, single radiator, store cupboard.

## BEDROOM TWO
Double glazed window to the front, single radiator.

## STUDY
Wooden double glazed skylight, single radiator, gas combi boiler.

## BEDROOM THREE/STUDY
Double glazed window to the front, twin radiator

## BEDROOM FOUR/DINING ROOM
Double glazed window to the rear, radiator.

## OUTSIDE
FRONT: Steps to lawned garden with raised decking accessable from lounge offering breath taking views.
REAR: Tiered rear lawned garden with side access and rear gated access, outside water tap present.

## TENURE
We are advised that this property is FREEHOLD.











