



18 Preseli Close, Risca, NP11 6RQ

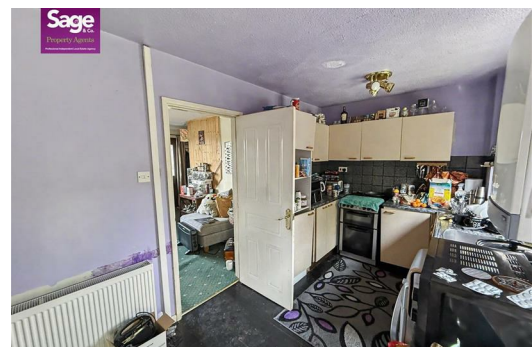
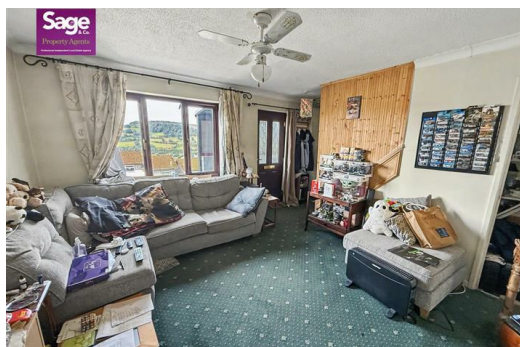
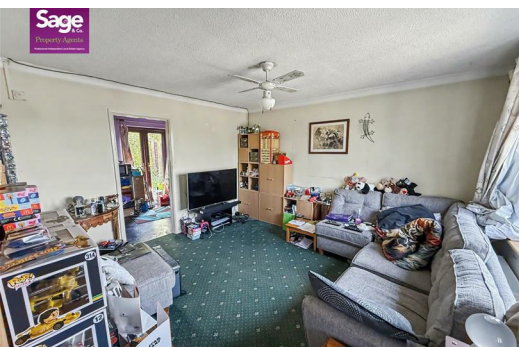
£150,000

**** SEMI-DETACHED HOME ** TWO DOUBLE BEDROOMS ** OFF ROAD PARKING FOR TWO ** SPECTACULAR VIEWS ** SHORT COMMUTE TO M4 ** NEARBY AMENITIES AND TRANSPORT LINKS ****

Nestled in the charming area of PRESELI CLOSE, RISCA, this delightful SEMI-DETACHED HOUSE offers a perfect blend of comfort and convenience. With TWO well-proportioned DOUBLE BEDROOMS, this property is ideal for small families, couples, or individuals seeking a cosy retreat. The inviting LOUNGE provides a warm and welcoming space, perfect for relaxation or entertaining guests. The layout of the house is practical, ensuring that every corner is utilised effectively. The bathroom is conveniently located on the first floor, catering to the needs of the household with ease and add to practicality. Situated in a friendly neighbourhood, this home benefits from LOCAL AMENITIES and TRANSPORT LINKS, making it an excellent choice for those who commute or enjoy the vibrancy of community life. The surrounding area offers a variety of parks and recreational spaces, perfect for leisurely strolls or outdoor activities.

This semi-detached house on Preseli Close is not just a property; it is a place where memories can be made. With its appealing features and prime location, it presents a wonderful opportunity for anyone looking to settle in Risca. Do not miss the chance to make this charming house your new home.

EPC - TBC
COUNCIL TAX - B (Caerphilly)



70 Tredgar Street Risca NP11 6BW
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ENTRANCE

Front door with obscured double glazed window.

LOUNGE

13'0" x 11'10" (3.97 x 3.61)

Double glazed window to the front, open to stairs, under stairs storage cupboard, twin radiator, consumer unit,

KITCHEN/ DINER

14'11" x 7'9" (4.56 x 2.37)

A range of base and wall units, stainless steel sink unit, double glazed window to the rear, french doors to the garden, boiler present, space for free standing appliances

BEDROOM ONE

11'9" x 12'4" (3.59 x 3.77)

Double room, twin radiator, double glazed window to the front.

BEDROOM TWO

8'1" x 8'6" (2.48 x 2.61)

Double room, double glazed window to the rear, twin radiator.

BATHROOM

5'6" x 6'5" (1.69 x 1.98)

Bath suite with over head electric supply shower, part tiled surround splash, towel radiator, sink and low level wc, double glazed obscured window to the rear.

OUTSIDE

REAR- Flat rear lawned area.

FRONT- Steps to front lawned area.

Parking available for two spaces.

TENURE

We are 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			
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