



## 45 Elm Drive, Risca, Newport, NP11 6HN

**Guide Price £150,000**

**\*\* GUIDE PRICE £150,000 TO £160,000\*\* \*\* IDEAL FIRST TIME BUY\*\* \*\* NO CHAIN \*\***

Nestled on the popular Elm Drive in Risca, Newport, this delightful MID TERRACE HOUSE offers a perfect blend of comfort and convenience. Built in or around the 1960s, the property spans an impressive 797 square feet, providing ample space for modern living. As you step inside, you are welcomed by TWO RECEPTION ROOMS ideal for both relaxation and entertaining guests. The layout is thoughtfully designed, ensuring that each room flows seamlessly into the next. The TWO WELL PROPORTIONED BEDROOMS offer a peaceful retreat, perfect for unwinding after a long day. The property also features a FIRST FLOOR SHOWER ROOM catering to all your daily needs. Its spacious design allows for a variety of furnishing options, making it easy to personalise your new home to suit your style. Located in a convenient area, this home is close to local amenities, SCHOOLS AND TRANSPORT LINKS, making it an excellent choice for families and professionals alike. Whether you are looking to settle down or invest, this property presents a wonderful opportunity to enjoy comfortable living in a sought-after location.

Do not miss the chance to make this charming house your new home.

EPC RATING: C

COUNCIL TAX BAND: B



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ENTRANCE

Enter through a double glazed front door.

ENTRANCE HALLWAY

Under stairs storage cupboard, stairs to the first floor, central heating radiator

LIVING ROOM

10'5" x 12'8" (3.19 x 3.87)

Double glazed window to the front, central heating radiator, door to dining room.

DINING ROOM

8'7" x 9'2" (2.64 x 2.80)

Double glazed window to the rear, central heating radiator.

KITCHEN

9'10" x 9'7" (3.02 x 2.93)

Fitted with a range of base and wall units, rolled edge work surface, inset polycarbonate sink unit, mixer tap over, central heating radiator (gas cooker point), storage cupboard/pantry, space for electric cooker, space for fridge/freezer, plumbing for automatic washing machine, double glazed door and window to the rear.

STAIRS TO THE FIRST FLOOR- LANDING

Loft access, doors to:

BEDROOM ONE

15'11" x 9'4" (4.86 x 2.85)

Two double glazed windows to the front, central heating radiator, fitted cupboard housing combi boiler, large storage cupboard.

BEDROOM TWO

11'1" x 10'9" (3.39 x 3.30)

Double glazed window to the rear, central heating radiator.

FAMILY BATHROOM

5'6" x 7'8" (1.70 x 2.36)

Shower cubicle, low level WC, pedestal wash hand basin, chrome towel rail. two obscure double glazed widows the rear, floor and walls tiled in ceramics.

OUTSIDE

FRONT: Steps leading to level lawn with footpath to front door.  
SIDE: Shared pedestrian access to rear.  
REAR: Good size patio area, with storage shed and steps leading to lawn

TENURE

We have been advised freehold

