



**97 Almond Avenue, Risca, Newport, NP11 6PG**  
**Guide Price £190,000**

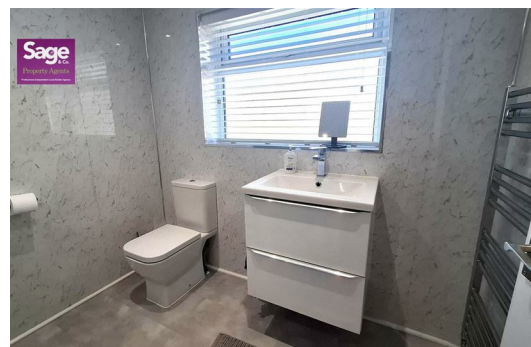
Welcome to this beautifully presented THREE BEDROOM SEMI DETACHED FAMILY HOME located on Almond Avenue in the charming town of Risca, Newport. This delightful property is perfect for families seeking a modern and comfortable home in a popular area.

As you enter, you will find a cosy reception room that offers a warm and inviting atmosphere, the SPACIOUS KITCHEN/DINER is ideal for family meals and entertaining guests. The property boasts THREE BEDROOMS providing ample space for family members or guests. Each room is filled with natural light, creating a bright and airy feel throughout. The modern family shower room has been tastefully updated, offering a stylish and functional space for your daily routines.

One of the additional features of this home is the OFF ROAD PARKING which accommodates one vehicle, ensuring convenience and ease for you and your family. The location is highly sought after, with local amenities, schools, and parks just a short distance away, making it an ideal choice for families and professionals alike.

In summary, this well-presented semi-detached house on Almond Avenue is a fantastic opportunity for those looking to settle in a vibrant community. With its modern features, spacious living areas, and convenient parking, this property is sure to impress. Do not miss the chance to make this lovely house your new home.

EPC RATING: TBC  
COUNCIL TAX BAND B



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**Telephone:** 01633 838888 **Email:** risca@sageandco.co.uk

## ENTRANCE

Enter through a double glazed front door.

## ENTRANCE HALLWAY

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

## GROUND FLOOR WC

Low level WC, wall mounted wash hand basin, obscure double glazed window to the front.

## LIVING ROOM

Double glazed window to the front, central heating radiator, coved ceiling, laminate flooring.

## KITCHEN/DINER

Fitted with modern shaker style base and wall units with a solid wood work surface, inset porcelain sink unit with mixer tap over, plumbing access for automatic washing machine and dish washer, inset electric hob and oven, space for a fridge freezer, central heating radiator, two double glazed windows to the rear, storage cupboard, wooden barn door to the side.

## STAIRS TO FIRST FLOOR-LANDING

Double glazed window to the side, loft access (loft is boarded and has a window) airing cupboard housing combi-boiler

## BEDROOM ONE

Double glazed window to the rear, central heating radiator, fitted wardrobes

## BEDROOM TWO

Double glazed window to the front, central heating radiator, fitted wardrobes, double storage cupboard

## BEDROOM THREE

Double glazed window to the front, central heating radiator, laminate flooring, coving

## FAMILY SHOWER ROOM

Modern double shower cubicle, low level WC, vanity wash hand basin, chrome towel rail, obscure double glazed window to the rear, spotlighting.

## OUTSIDE

9'7" x 20'2" (2.93 x 6.16)

FRONT:- Steps up to patio area, off road parking bay.

SIDE:- Pedestrian access to rear, storage shed with power

REAR:- Steps to large workshop with window and door to garden, power and light (2.93 x 6.16m) (9'7" x 20'2")

## TENURE

We have been advised 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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
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