

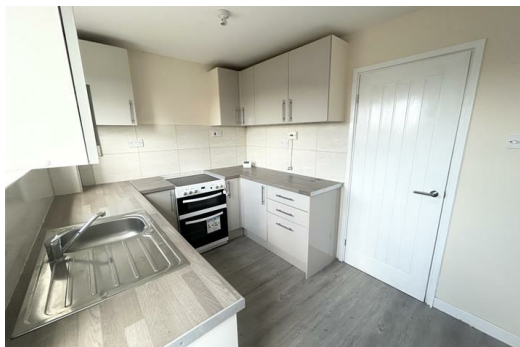


**25 Brierley Close, Risca, Newport, NP11 6RE**  
**£950 Per Calendar Month**

SAGE & CO are delighted to offer TO LET this newly refurbished two-bedroom semi-detached property, situated in the quiet cul-de-sac of Brierley Close, Risca. The accommodation comprises a spacious lounge, a modern kitchen, two bedrooms, and a family bathroom. To the rear, the property benefits from a low-maintenance garden with attractive views over Machen Mountain. Further benefits include off-road parking for two vehicles. The property is within easy reach of a range of local amenities, schools, and transport links

Available Immediately  
Viewing is highly recommended.

Applicants must have a minimum annual income of £32,571.00.  
Holding Deposit: £218.39



Lakeside House, Llantarnam Parkway, Cwmbran, NP44 3GA  
**Telephone:** 01633 838 888 **Email:** [cwmbran@sageandco.co.uk](mailto:cwmbran@sageandco.co.uk)

**[www.sageandco.co.uk](http://www.sageandco.co.uk)**

| Energy Efficiency Rating                                                                                                             |           |           |
|--------------------------------------------------------------------------------------------------------------------------------------|-----------|-----------|
|                                                                                                                                      | Current   | Potential |
| Very energy efficient - lower running costs                                                                                          |           |           |
| (92 plus) <b>A</b>                                                                                                                   | <b>55</b> | <b>87</b> |
| (81-91) <b>B</b>                                                                                                                     |           |           |
| (69-80) <b>C</b>                                                                                                                     |           |           |
| (55-68) <b>D</b>                                                                                                                     |           |           |
| (39-54) <b>E</b>                                                                                                                     |           |           |
| (21-38) <b>F</b>                                                                                                                     |           |           |
| (1-20) <b>G</b>                                                                                                                      |           |           |
| Not energy efficient - higher running costs                                                                                          |           |           |
| <b>England &amp; Wales</b> 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) <b>A</b>                                                                |         |           |
| (81-91) <b>B</b>                                                                  |         |           |
| (69-80) <b>C</b>                                                                  |         |           |
| (55-68) <b>D</b>                                                                  |         |           |
| (39-54) <b>E</b>                                                                  |         |           |
| (21-38) <b>F</b>                                                                  |         |           |
| (1-20) <b>G</b>                                                                   |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions                   |         |           |
| England & Wales                                                                   |         |           |
| EU Directive 2002/91/EC                                                           |         |           |
|  |         |           |

