



## 80 Risca Road, Cross Keys, Newport, NP11 7DG

Guide Price £170,000

\*\* GUIDE PRICE £170,000 - £180,000 \*\* EXTENDED END TERRACED HOME \*\* TWO DOUBLE BEDROOMS \*\* TWO SITTING ROOMS \*\* OFF ROAD PARKING WITH GARAGE \*\* SHORT COMMUTE TO M4 \*\* NEARBY BUS AND TRAIN ROUTES \*\* NO ONWARD CHAIN \*\*

Nestled on RISCA ROAD in the charming area of CROSSKEYS, Newport, this delightful END TERRACED HOUSE presents an excellent opportunity for both first-time buyers and those seeking a comfortable home. The property boasts TWO well-proportioned RECEPTION ROOMS, providing ample space for relaxation and entertaining guests. With TWO inviting DOUBLE BEDROOMS, this home is perfect for small families or couples looking for a cosy retreat. The first floor bathroom is conveniently located, ensuring ease of access for all residents. One of the standout features of this property is the generous PARKING SPACE and DOUBLE GARAGE, accommodating up to three vehicles, which is a rare find in this area. This added convenience makes it an ideal choice for those with multiple cars or visitors. The location offers a blend of tranquillity and accessibility, with local amenities and transport links nearby, making it easy to enjoy the best of Newport and its surroundings such as NEWPORT, CARDIFF AND BRISTOL. In summary, this end link terrace house on Risca Road is a wonderful opportunity to secure a comfortable and practical home in a desirable location. Don't miss the chance to make this property your own.

EPC - TBC  
COUNCIL TAX - A (Caerphilly)



70 Tredgar Street Risca NP11 6BW  
Telephone: 01633 838888 Email: [risca@sageandco.co.uk](mailto:risca@sageandco.co.uk)

## ENTRANCE HALLWAY

Access via upvc front door which opens to the stairs to the first floor

## LOUNGE

Upvc double glazed window to the front, log burner in chimney breast, consumer unit, under the stairs storage cupboard.

## KITCHEN

8'7" x 14'10" (2.62 x 4.53)

Range of base and wall units with a matte finish work surface, mixer tap over, gas hob and electric oven with extractor fan over, double glazed window to the rear, space for free standing appliances.

## DINING ROOM

Twin radiators to the rear, bifold doors to the rear access to the garden

## LANDING

Open to the stairs, single glazed wooden window, storage cupboard, leads to bedroom one. drop down ladder to loft hatch which is boarded and has power and light, plus velux skylight window.

## BEDROOM ONE

12'11" x 9'2" (3.95 x 2.80)

Double room, double glazed window to the front, twin radiator, gas combi boiler present

## BEDROOM TWO

11'10" x 8'3" (3.62 x 2.52)

Window to the rear, twin radiator, chimney breast present

## BATHROOM

6'0" x 7'4" (1.83 x 2.25)

Walk in shower, low level wc, sink with base unit and mixer tap over, part tile finish, industrial style column radiator, double glazed obscured window to the rear.

## OUTSIDE

FRONT- Gated access with stone chippings courtyard

REAR- Decking area onto lawned garden. side gated access, water tap

GARAGE- Generous double garage with roller shut door, isolated electric supply, door to rear garden, double glazed window. Hard stand to the rear lane for one vehicle.

## 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 <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			
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