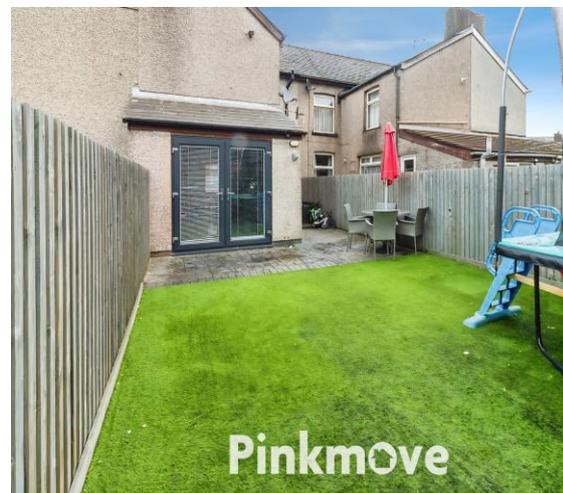




Trafalgar Street

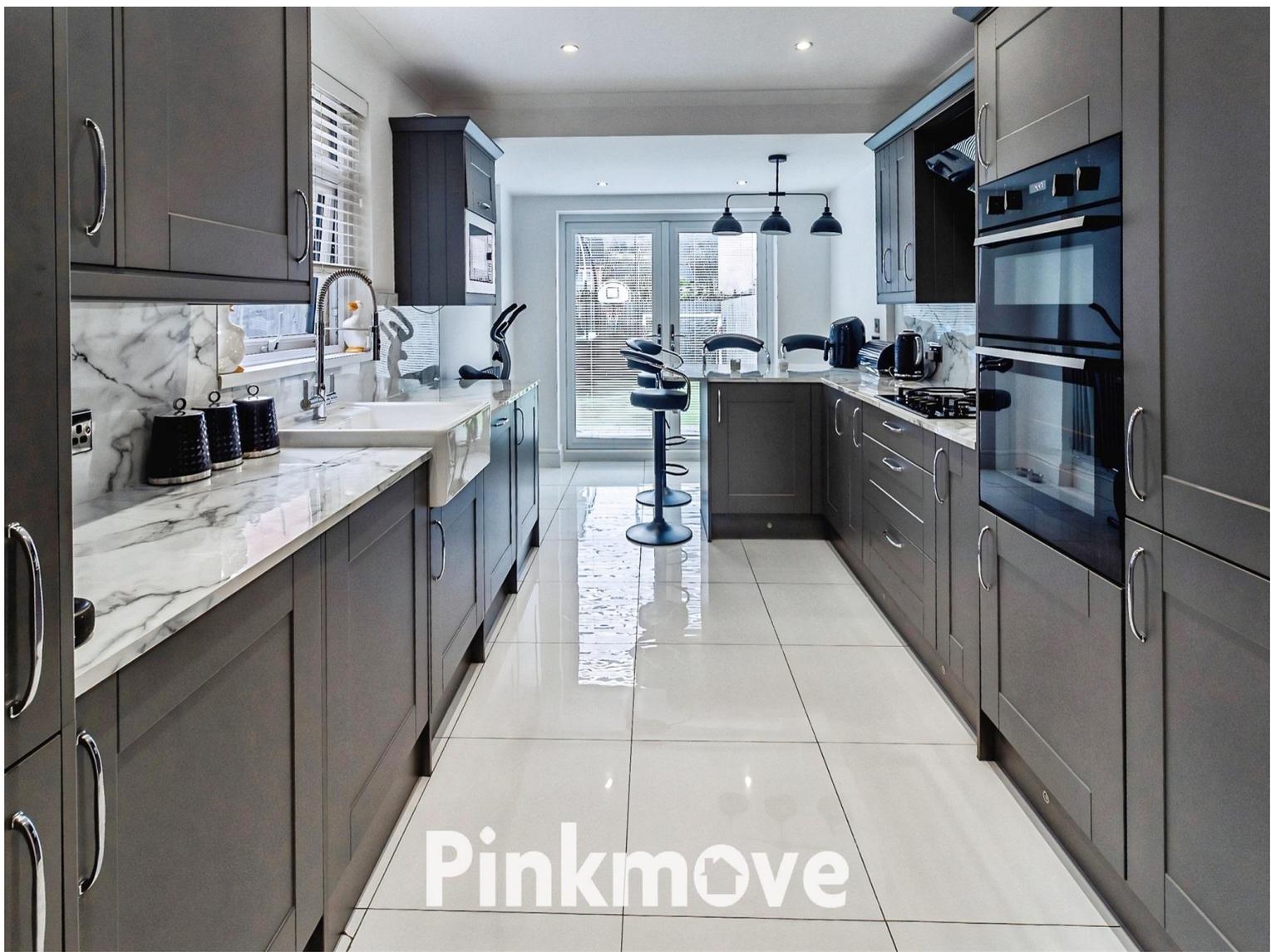
£230,000

- Three Bedrooms
- Converted Loft Space
- New Modern Kitchen and Bathroom
- Two Reception Rooms
- Enclosed Low Maintenance, Rear Garden
- On Street Parking
- Close to Local Shops, Schools and Amenities
- Excellent Transport Links
- EPC Rating: Awaited



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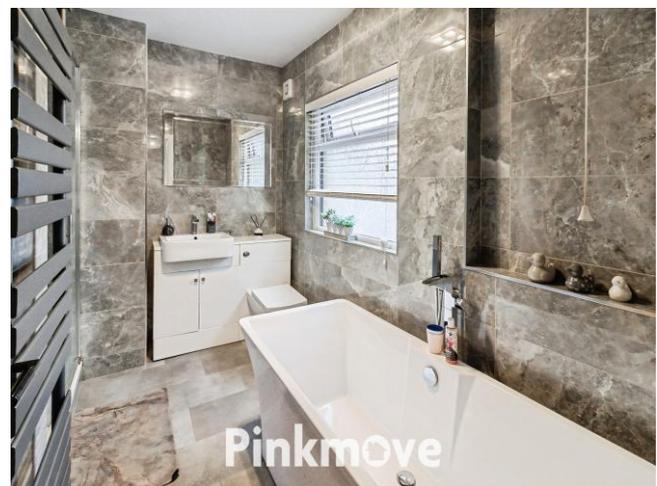


About the property

Nestled on Trafalgar Street in the heart of Risca, this three-bedroom terraced home offers modern living in a highly convenient location. The surrounding area provides an excellent range of local amenities, with nearby shops and essential services just a short walk away, as well as easy access to well-regarded schools including Ty Isaf Infants School only 130 yards from the property and Risca Community Comprehensive less than a mile away. Transport links are equally strong, with regular bus services connecting Risca to Newport and surrounding areas, offering a reliable commute for both work and leisure. The neighbourhood is also highlighted for its proximity to everyday conveniences and wider amenities within Risca.

Inside, the ground floor features a lounge and dining room that flow seamlessly together to create a generous main living space. To the rear, a contemporary kitchen—refitted just a year ago—offers ample worktop and storage space along with a practical breakfast bar. The first floor comprises three versatile bedrooms and a modern family bathroom, also newly updated within the last year, featuring both a bath and separate shower.

The second floor boasts a converted loft space complete with its own WC and useful eaves storage, making it ideal as a playroom, hobby area or additional storage. Outside, the property benefits from an enclosed, low-maintenance rear garden, providing a private outdoor retreat.





Accommodation

Lounge

10' 10" x 12' 10" (3.30m x 3.91m)

Dining Room

11' 11" x 13' 5" (3.63m x 4.09m)

Kitchen

18' 8" x 9' 4" (5.69m x 2.84m)

Bathroom

8' x 10' 1" (2.44m x 3.07m)

Bedroom 1

14' 11" x 8' 9" (4.55m x 2.67m)

Bedroom 2

12' 5" x 9' 7" (3.78m x 2.92m)

Bedroom 3

10' 6" x 7' 6" (3.20m x 2.29m)

Loft Space

13' 3" x 15' 3" (4.04m x 4.65m)

Additional Wc

3' 7" x 2' 10" (1.09m x 0.86m)

Floorplan



Total area: approx. 116.5 sq. metres (1254.5 sq. feet)
33 Trafalgar Street

Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

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