



**60 Channel View, Risca, Newport, NP11 6JW**  
**Guide Price £90,000**

**\*\* GUIDE PRICE £90,000 \*\* OFF ROAD PARKING \*\* NO ONWARD CHAIN \*\* CASH BUYERS ONLY \*\***

Welcome to this charming TWO-BEDROOM FIRST FLOOR FLAT located in the desirable area of CHANNEL VIEW, RISCA. This property presents a wonderful opportunity for those looking to invest or downsize in to a RENOVATION PROJECT, allowing you to put your personal touch on your new home. As you enter the flat, you will find a GENEROUS LOUNGE that offers ample space for relaxation and entertaining. The layout is designed to maximize comfort and functionality, making it an ideal setting for both quiet evenings and lively gatherings. The TWO BEDROOMS provide a peaceful retreat, perfect for rest and rejuvenation. Additionally, off-road PARKING for one vehicle is available, providing ease of access and peace of mind.

Situated in a friendly neighbourhood, this property is close to LOCAL AMENITIES and transport links, making it a practical choice for those commuting or seeking to explore the surrounding areas. With its potential for renovation, this flat is not just a home but a canvas for your creativity. Whether you are an investor looking for a promising opportunity or downsizing from another home, this flat in Channel View is worth considering. Embrace the chance to create a space that truly reflects your style and needs. Don't miss out on this fantastic opportunity to make this flat your own.

EPC - TBC  
COUNCIL TAX - A (Caerphilly)



70 Tredegar Street Risca NP11 6BW  
**Telephone:** 01633 838888 **Email:** risca@sageandco.co.uk

## ENTRANCE HALL

Self contained entrance hall from stairs via uPVC front door with obscure double glazing, loft hatch, store cupboard housing boiler, leads to

## LOUNGE

10'5" x 17'7" (3.19 x 5.38)

To rear access double glazed upvc window, electric fire into the chimney, storage cupboard, twin radiator

## KITCHEN

13'4" x 5'10" (4.08 x 1.78)

Sink with base unit and mixer taps over, storage cupboard, front access double glazed window

## BEDROOM ONE

10'4" x 14'4" (3.16 x 4.38)

Double bedroom, to rear access double glazed UPVC window, built in storage, single radiator

## BEDROOM TWO

9'9" x 9'6" (2.99 x 2.92)

Double glazed UPVC window to the front, twin radiator

## BATHROOM

8'11" x 4'1" (2.73 x 1.26)

Bath suite, low level wc, sink with mixer tap over, twin radiator, obscured double glazed window to the front, partially tiled

## OUTSIDE

FRONT: Sloped lawn area. Shared 50/50 with below flat.

REAR: Single drive to the rear which is accessed through the rear lane. Half a shared garden to the rear with two brick built sheds.

## PARKING

We are advised there is a hard stand driveway to the rear of the garden accessible from rear lane.

## TENURE

We are advised that this property is LEASEHOLD with a 125 year lease from 1982 and an annual ground rent charge of 10p per year.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(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 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) <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	

