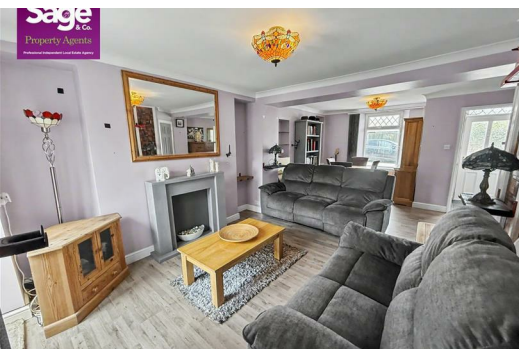




13 Park Place, Risca, Newport, NP11 6BN
Guide Price £160,000

**** GUIDE PRICE £160,000 - £170,000 ** MID-TERRACED HOUSE ** TWO DOUBLE BEDROOMS ** GROUND AND FIRST FLOOR BATHROOMS ** NO ONWARD CHAIN ** SHORT COMMUTE TO M4 ****

Nestled in the charming area of PARK PLACE, RISCA this delightful MID-TERRACED HOUSE offers a perfect blend of comfort and convenience. With TWO well-proportioned BEDROOMS, this property is ideal for small families, couples, or individuals seeking a peaceful retreat. Upon entering, you are welcomed into a spacious, OPEN PLAN RECEPTION/ DINING ROOM that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The layout is thoughtfully designed to maximise space and light, creating a homely feel throughout. The house boasts a modern BATHROOM and a SHOWER EN-SUITE, ensuring that morning routines are hassle-free and accommodating for all residents. This feature adds a touch of luxury and practicality, making it an appealing choice for those who value convenience. The location of this property is particularly advantageous, with easy access to local amenities and transport links, making it an excellent base for commuting with the M4 just a short commute away, making Newport, Cardiff and Bristol easily accessible. The community of Risca is known for its friendly atmosphere and offers a range of shops, parks, and recreational facilities, enhancing the overall living experience. In summary, this mid-link terrace



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ENTRANCE PORCH

Access via uPVC front door into porch area, consumer unit present. Leads to;

LOUNGE/ DINER

13'8" x 22'9" (4.18 x 6.95)

Generous open plan style lounge/ diner with double glazed uPVC window to front aspect and French doors to rear garden, chimney breast present, twin radiator present, under stair storage cupboard.

KITCHEN

6'11" x 16'7" (2.13 x 5.07)

Range of high and low base storage units with a white high gloss finish, granite effect rolled worktop with inset composite sink with drainer and matte black mixer taps over, ceramic hob and electric oven with circulation fan over and tiled splash back. Side aspect double glazed uPVC window. Leads to;

HALL

Access to rear garden via uPVC back door with double glazed panels, airing cupboard housing gas combination boiler present. Leads to;

BATHROOM

Ground floor shower suite with power shower fittings, low level WC and sink with mixer taps over and base storage units, tiled finish with extractor fan to ceiling, vertical radiator and rear aspect double glazed uPVC obscure window.

FIRST FLOOR LANDING

Access to bedrooms one and two, twin radiator and loft hatch present.

BEDROOM ONE

10'2" x 9'1" (3.11 x 2.79)

Double bedroom front aspect with double glazed uPVC window, access to shower en-suite, twin radiator.

BEDROOM TWO

9'7" x 13'3" (2.93 x 4.05)

Double bedroom to rear aspect with double glazed uPVC window, twin radiator.

OUTSIDE

FRONT: Access from pedestrian pathway.

REAR: Indian sand stone patio onto a lawned area with shrubs to boundaries, wooden shed to rear, south facing.

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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
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