



68 Elm Drive, Risca, Newport, NP11 6HJ

Asking Price £150,000

**** MID TERRACED FAMILY HOME ** THREE BEDROOMS ** OFF ROAD PARKING ** NO ONWARD CHAIN ** CONSERVATORY ** CLOSE TO M4 ** TRANSPORT LINKS AVAILABLE ****
Nestled in the charming area of ELM DRIVE, RISCA, Newport, this delightful MID-TERRACED HOUSE presents an excellent opportunity for families and first-time buyers alike. The property boasts a family lounge and separate conservatory, providing ample space for relaxation and entertaining guests. The well-proportioned layout includes three comfortable bedrooms, ensuring that there is plenty of room for everyone. The house features a conveniently located bathroom, designed to cater to the needs of modern living. Additionally, the property offers parking for one vehicle, a valuable asset in this desirable neighbourhood. With its appealing combination of space and functionality, this home is perfectly situated to enjoy the local amenities and the vibrant community of Risca. Whether you are looking to settle down or invest, this property is a wonderful choice that promises both comfort and convenience. Do not miss the chance to make this lovely house your new home.

EPC - D
COUNCIL TAX - B (Caerphilly)



70 Tredegar Street Risca NP11 6BW

Telephone: 01633 838888 **Email:** risca@sageandco.co.uk

www.sageandco.co.uk

ENTRANCE HALL

Access via aluminium front door with double obscure glazing, open to stairs for first floor landing, twin radiator.

LOUNGE

14'0" x 18'2" (4.29 x 5.56)

To front aspect complete with double glazed aluminium windows, chimney breast with gas fire, internal sliding doors to rear conservatory, two radiators present.

KITCHEN

18'4" x 9'9" (5.59 x 2.99)

Range of high and low base storage units complete with marble effect rolled worktops, stainless steel sink with drainer and chrome mixer taps over, space for free standing appliances, double glazed uPVC window to rear with aluminium doors to front and rear. Leads to;

CONSERVATORY

12'2" x 8'5" (3.72 x 2.57)

To rear aspect with double glazed uPVC windows, twin radiator.

LEAN TO

Access from kitchen with uPVC windows and back door to rear garden, worktop with space under for free standing appliances.

FIRST FLOOR LANDING

Open to stairs for ground floor, rear aspect double glazed uPVC window, leads to;

BEDROOM ONE

12'4" x 9'10" (3.77 x 3.00)

Double bedroom to front aspect complete with double glazed uPVC window, single radiator, two inset storage cupboards over the stairway and fitted wardrobes.

BEDROOM TWO

9'10" x 10'11" (3.02 x 3.34)

Double bedroom to front aspect, double glazed uPVC window, single radiator, fitted wardrobes, loft hatch present. (Gas combination boiler to loft).

BEDROOM THREE

7'11" x 7'11" (2.42 x 2.43)

Single to rear aspect complete with double glazed uPVC window, single radiator, fitted wardrobes.

OUTSIDE

FRONT: Single driveway with dropped curb access. Steps from pedestrian footpath to front door.
REAR: Patio area onto tiered rear garden, wooden shed present, shrubbery to boundary.

TENURE

We are advised that this property is FREEHOLD.

AGENTS NOTE

We have been advised that this property is considered non-standard construction and is build from poured concrete. We

recommend that you check your mortgage lenders criteria before deciding to view or purchase. If you need further details or advice, please give us a call to discuss.

