



**33 Clyde Street, Risca, Newport, NP11 6BP**

**Guide Price £190,000**

\*\* GUIDE PRICE £190,000-£200,000 \*\*

Now on offer in CLYDE STREET, RISCA, this rare FOUR-BEDROOM MID-TERRACE HOUSE presents an excellent opportunity for families and investors alike. With NO ONWARD CHAIN, this property is ready for you to make it your own. Upon entering, you will find TWO FAMILY SIZED RECEPTION ROOMS that offer a warm and inviting atmosphere. The kitchen provides ample space for culinary pursuits, while the convenience of both GROUND AND FIRST FLOOR BATHROOMS ensures practicality for busy households. The property boasts TWO GENEROUSLY SIZED DOUBLE BEDROOMS, complemented by TWO SINGLE BEDROOMS, making it ideal for families or those needing extra space for guests or a home office. The level rear garden, complete with rear access, offers a delightful outdoor space for all or for hosting summer gatherings. Situated close to LOCAL AMENITIES, this home benefits from easy access to shops, schools, and recreational facilities. Additionally, the excellent transport links make for a short commute to the M4, connecting you effortlessly to NEWPORT, CARDIFF AND BRISTOL. This mid-terraced house on Clyde Street is a fantastic find. Don't miss the chance to view this property and envision your future in this lovely home.

EPC- TBC  
COUNCIL TAX- B (Caerphilly)



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## ENTRANCE HALL

PVC front door with obscure double glazing. Access to stairs for first floor landing. Leads to lounge. Electric consumer unit present.

## LOUNGE

13'0" x 12'2" (3.97 x 3.73)

Rear aspect family sized lounge with French doors to rear garden. Under stairs storage cupboard. Twin central heating radiator and feature fireplace. Open to dining/ reception room.

## RECEPTION/ DINING ROOM

10'7" x 12'6" (3.23 x 3.82)

Front aspect double reception/ dining room with double glazed PVC window and twin central heating radiator. Chimney breast present, open to lounge.

## KITCHEN

7'9" x 18'9" (2.38 x 5.72)

Kitchen with high and low base units storage. Porcelain sink with drainer and chrome mixer taps over. Farm house style units and exposed beams to ceiling. Twin central heating radiator. PVC back door and window to side aspect with double glazing. Leads to ground floor wet room.

## GROUND FLOOR WET ROOM

7'9" x 5'8" (2.38 x 1.74)

Wet room shower suite (mains water supply) with low level WC and sink, chrome mixer taps over. Fully tiled finish with side, rear aspect obscure double glazed PVC windows and towel radiator.

## FIRST FLOOR LANDING

Landing area leading to bedroom one, two, four and first floor bathroom. Loft hatch present.

## BEDROOM ONE

9'4" x 10'8" (2.85 x 3.26)

Double bedroom to front aspect with double glazed PVC window. Inbuilt storage around chimney breast. Single central heating radiator.

## BEDROOM TWO

10'9" x 12'3" (3.29 x 3.75)

Double bedroom to rear aspect with double glazed PVC window and single central heating radiator.

## BEDROOM THREE

7'10" x 10'9" (2.41 x 3.29)

Single central heating radiator to rear aspect with PVC double glazed window. Inbuilt storage cupboard over stairs and twin central heating radiator.

## BEDROOM FOUR/ OFFICE

7'9" x 12'3" (2.38 x 3.75)

Single bedroom/ office room to rear aspect. Airing cupboard housing gas combi boiler. Rear aspect double glazed PVC window.

## OUTSIDE

FRONT: Access via PVC front door from public pathway.

REAR: Patio area and brick built shed. Rear gated access.

## 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		
(21-38) F		
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