Putting you & your property first



11 Rosemont Avenue, Risca, Newport, NP11 6HT

Guide Price £170,000

NO ONWARD CHAIN

Situated on Rosemont Avenue Risca this delightful SEMI DETACHED HOUSE offers a perfect blend of space and practicality. With THREE BEDROOMS this property is ideal for families or those seeking extra space. The split-level living arrangement enhances the sense of space and provides a unique layout that is both functional and inviting. The heart of the home is the GENEROUS KITCHEN/DINER which is perfect for family meals and entertaining guests. The property also boasts a SPACIOUS LIVING ROOM providing a cosy retreat for relaxation. For those with vehicles, the property benefits from a SINGLE GARAGE offering additional storage or potential for a workshop. Situated in a friendly neighbourhood overlooking the Brecon and Monmouth Canal this home is conveniently located near local amenities, schools, and transport links, making it an excellent choice for those looking to settle in a vibrant community. Whilst this property is in need of upgrading it offers great potential for your forever home.

EPC RATING: E

COUNCIL TAX BAND: D







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ENTRANCE
Enter through double glazed front door.

ENTRANCE PORCH
Electric storage heater, double glazed door and side panel to rear garden, doors to:

KITCHEN/DINER
17'5" x 10'2" max 6'0" min (5.31 x 3.11 max 1.84 min)
Fitted with a range of base and wall units, inset stainless steel sink unit, mixer tap over, space for cooker, plumbing for automatic washing machine, wall mounted electric storage heater, two double glazed windows to the rear.

STAIRS DOWN TO: LIVING ROOM
17'5" x 11'1" to chimney brast (5.33 x 3.39 to chimney brast)
Two double glazed windows to the front, double glazed door and window to the side, feature fireplace, wall mounted electric storage heater.

STAIRS TO THE FIRST FLOOR - LANDING

BEDROOM TWO
12'5" x 8'7" (3.80 x 2.64)
Double glazed window to the front, airing cupboard housing hot water cylinder, fitted wardrobes, wall mounted electric storage heater.

BEDROOM THREE
8'7" x 6'7" (2.62 x 2.03)
Double glazed window to the front, wall mounted electric storage heater.

STAIRS TO SECOND FLOOR - LANDING
Double glazed window to the side, alarm pad, loft access (loft boarded)

BEDROOM ONE
10'10" x 10'2" (3.32 x 3.11)
Double glazed window to the rear, wall mounted electric storage heater.

FAMILY SHOWER ROOM
6'3" x 6'2" (1.92 x 1.90)
Double step in shower cubicle, pedestal wash hand basin, low level WC, chrome towel rail, obscure double glazed window to the rear.

OUTSIDE
FRONT: Low maintenance front garden laid with mature shrubs.
REAR: Tiered rear garden laid to lawn with gated access to rear footpath.

GARAGE
Up and over door, power and light.

TENURE
We have been advised freehold

NOTE
There is no gas to the property. Heating is supplied by electric storage heaters.









