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121 Ty Isaf Park Avenue, Risca, Newport, NP11 6NL

Guide Price £200,000

** GUIDE PRICE £200,000-£210,000 ** OFF ROAD PARKING ** THREE BEDROOMS ** ** NO ONWARD CHAIN ** OPEN PLAN ** SOUTH FACING GARDEN ** SOUGHT AFTER LOCATION ** SHORT COMMUTE TO M4 ** NEARY AMENITIES AND TRANSPORT LINKS **

Nestled in the popular location of TY-ISAF PARK AVENUE in RISCA, this delightful MID-TERRACED HOME presents an excellent opportunity for families and first-time buyers alike. The property boasts THREE well-proportioned BEDROOMS, providing ample space for relaxation and rest. The inviting OPEN PLAN RECEPTION ROOM serves as a perfect gathering space for family and friends, creating a warm and welcoming atmosphere. The house features a conveniently located FIRST FLOOR BATHROOM, designed to cater to the needs of modern living.

The layout of the home is both practical and functional, ensuring that every corner is utilised effectively. Additionally, there is a South facing, enclosed rear garden that offers ample space for the whole family to enjoy a private setting whilst taking in the sun. One of the standout features of this property is the PARKING, available for TWO VEHICLES, a rare find in terraced homes, offering both convenience and peace of mind. Situated in a friendly neighbourhood, this home is close to local amenities, schools, and parks, making it an ideal choice for those seeking a community-oriented lifestyle. With its blend of comfort and practicality, this terraced house on Ty Isaf Park Avenue is a wonderful place to call home. Don't miss the chance to view this property and envision your future in this lovely setting.

EPC - D

COUNCIL TAX - B (Caerphilly)







Lakeside House,
Cwmbran NP44 3GA
E: cwmbran@sageandco.co.uk

T: 01633 838888
www.**sageandco**.co.uk

65 Tredegar Street,
Risca NP11 6BW
E: risca@sageandco.co.uk

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ENTRANCE HALL
Access via UPVC front door, opens to the stairs, twin radiator, leads to kitchen/diner.

LOUNGE
11'10" x 13'2" (3.62 x 4.03)
Family lounge, double glazed window to the front, twin radiator, open plan to kitchen/diner.

KITCHEN/DINER
18'1" x 8'0" (5.52 x 2.44)
Range of high and low base units with wooden rolled worktops, inset stainless steel sink and drainer with chrome mixer tap over, open to diner, gas hob, electric oven, chrome extracter fan over, tiled splash surround, double glazed window to the front and french doors, under the stairs storage cupboard, twin radiator, open to lounge.

FIRST FLOOR LANDING
Open to stairs, wooden banister, loft hatch, storage cupboard.

BEDROOM ONE
10'4" x 9'8" (3.16 x 2.97)
Double glazed window to the rear, twin radiator, built in wardrobes with sliding doors.

BEDROOM TWO
8'7" x 10'2" (2.64 x 3.11)
Double glazed window to the rear, twin radiator.

BEDROOM THREE
9'1" x 9'10" (2.79 x 3.02)
Generous single room, double glazed window to the front, twin radiator.

BATHROOM
6'9" x 5'9" (2.06 x 1.76)
Bath suite with over head mains supply shower head, chrome fixings, part tiled splash, sink, gas combi, chrome towel radiator, double glazed obscured window.

WC
5'10" x 2'5" (1.79 x 0.74)
Low level WC, double glazed obscured window.

OUTSIDE
FRONT- Double drive hard stand with dropped curb, access from street.
REAR- Level, south facing and enclosed rear garden with concrete patio slabs/poured concrete onto lawned area, two wooden sheds.

TENURE
We are advised that this property is FREEHOLD.









