



33 Channel View, Risca, Newport, Gwent NP11 6JW

Guide Price £190,000

** GUIDE PRICE £190,000 - £200,000 ** SEMI-DETACHED HOME ** WELL PRESENTED THROUGHOUT ** TWO RECEPTION ROOMS ** THREE BEDROOMS ** EXTENDED TO REAR ** SHORT COMMUTE TO M4 **

Nestled in the charming area of CHANNEL VIEW, RISCA, Newport, this delightful SEMI-DETACHED house offers a perfect blend of comfort and convenience. With TWO spacious RECEPTION ROOMS, this property is ideal for both relaxation and entertaining guests. The well-proportioned layout ensures that each room flows seamlessly into the next, creating a warm and inviting atmosphere. The house boasts THREE generously sized BEDROOMS, providing ample space for families or those looking to create a home office or guest room. The single bathroom is well-appointed, catering to the needs of modern living while maintaining a sense of practicality. Situated in a friendly neighbourhood, this property benefits from its proximity to LOCAL AMENITIES, schools, and transport links, making it an excellent choice for families and commuters alike. The surrounding area offers a variety of parks and recreational facilities, perfect for enjoying the outdoors. This semi-detached house in Channel View is not just a place to live; it is a place to create lasting memories. With its appealing features and prime location, it presents a wonderful opportunity for anyone looking to settle in the vibrant community of Risca. Do not miss the chance to make this charming property



70 Tredgar Street Risca NP11 6BW
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ENTRANCE

Enter through a upvc front door

ENTRANCE HALLWAY

Stairs to first floor, door to

LOUNGE

18'3" x 10'4" (5.58 x 3.16)

Double glazed french doors to the front patio, electric fire in chimney, double glazed window to the rear, two vertical radiators

DINING ROOM

10'3" x 8'10" (3.14 x 2.70)

Double glazed french doors to front patio, chimney breast present (blocked) twin radiator

KITCHEN

16'4",85'3" x 12'2" max (5,26 x 3.72 max)

Modern kitchen of white high gloss finish and wood effect work surface, stainless steel sink, gas hob and double electric oven, double glazed window to the rear and side, tiled splash back, upvc back door, spots to ceiling, twin radiator

STAIRS TO FIRST FLOOR LANDING

Double glazed window to the rear, loft access, doors to airing cupboard housing combi-boiler

BEDROOM ONE

10'4" x 10'1" (3.17 x 3.08)

Double glazed window to the front, radiator

BEDROOM TWO

8'11" x 12'6" (2.73 x 3.82)

Double glazed window to the front, fitted cupboards, vertical radiator

BEDROOM THREE

7'11" x 7'4" (2.42 x 2.26)

Double glazed window to the front, twin radiator

BATHROOM

4'7" x 5'5" (1.42 x 1.66)

Bathroom suite finished in chrome, sink with a base unit and mixer tap over, double glazed window to the rear, chrome towel radiator, extractor fan to the back wall.

SEPERATE WC

4'7" x 2'4" (1.41 x 0.73)

Low level wc obscured double glazed window to the rear

OUTSIDE

FRONT:- Steps to a good size patio

SIDE:-Pedestrian access to rear

REAR:- Tiered rear garden with green house and single brick built shed

TENURE

We are advised 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		65	74
(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			
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