



28 Gelli Crescent, Risca, Newport, NP11 6QG

Guide Price £300,000

**GUIDE PRICE £300,000 - £325,000 ** OFF ROAD PARKING ** NO ONWARD CHAIN ** TWO RECEPTION ROOMS ** TWO DOUBLE, ONE GENEROUS SINGLE BEDROOMS ** CONSERVATORY ** ENLARGED PLOT **

Now available in the charming cul-de-sac of GELLI CRESCENT, RISCA, this delightful THREE-BEDROOM DETACHED family home offers a perfect blend of comfort and convenience. With TWO spacious RECEPTION ROOMS, this property provides ample space for family gatherings and entertaining guests. Also offering a galley style kitchen with separate utility room. The three bedrooms are generously sized, making them perfect for family members or guests. The bathroom is conveniently located on the first floor, with the addition of a ground floor WC, ensuring ease of access for all. This home also boasts the added benefit of OFF ROAD PARKING in the form of a single driveway and garage, providing a secure space for your vehicle.

Situated in a friendly neighbourhood, this property is close to local amenities, schools, and parks, making it an excellent choice for families. The surrounding area offers a pleasant community feel, with easy access to transport links for those commuting to nearby cities. Whether you are a first-time buyer or looking to upsize, this home presents a wonderful opportunity to enjoy a comfortable lifestyle in a desirable location. Do not miss the chance to make this lovely property your own.

EPC - C
Council Tax - D (Caerphilly)



70 Tredegar Street Risca NP11 6BW
Telephone: 01633 838888 Email: risca@sageandco.co.uk

www.sageandco.co.uk

ENTRANCE HALLWAY

Access via uPVC front door with obscure double glazing. Open to stairway for first floor landing. Complete with twin radiator and under stair storage cupboard offering side aspect double glazed uPVC window.

LOUNGE

12'10" x 12'10" (3.92 x 3.93)

Bay fronted family lounge with double glazed uPVC window and open fire place into chimney breast, complete with single radiator.

DINING ROOM

12'10" x 12'11" (3.93 x 3.94)

Generous dining area to rear aspect overlooking the rear conservatory with double glazed uPVC window, open fire place into chimney breast and single radiator.

KITCHEN

9'3" x 7'10" (2.84 x 2.40)

Fitted kitchen with high and low wall mounted base units and marble effect rolled worktop complete with stainless steel sink/ drainer and electric hob with oven, circulation fan over and side aspect double glazed uPVC window. Single radiator present. Leads to;

UTILITY & WC

8'1" x 9'9" max (2.47 x 2.98 max)

Wall mounted base units and rolled worktop adjoining a uPVC back door, leading to steps to the rear garden, and window with obscure double glazing. Separated utility cupboard with washing machine and tumble dryer space and ground floor low level WC. Gas combination boiler present. Leads to;

CONSERVATORY

7'9" x 11'2" (2.37 x 3.41)

uPVC conservatory to rear aspect complete with double glazing and perspex roofing. External door onto decking area, leading to garage. Single radiator present.

FIRST FLOOR LANDING

Open to stairs for ground floor with side aspect double glazed uPVC window. Loft hatch present. Leads to;

BEDROOM ONE

12'10" x 12'10" (3.93 x 3.93)

Double bedroom to front aspect complete with double glazed uPVC window. Open fire into chimney breast, single radiator present.

BEDROOM TWO

12'11" x 11'4" (3.94 x 3.46)

Double bedroom to rear aspect with double glazed uPVC window, single radiator and storage cupboards around chimney breast.

BEDROOM THREE

7'2" x 7'11" (2.19 x 2.43)

Generous single bedroom to front aspect complete with double glazed uPVC window and single radiator.

BATHROOM

7'10" x 7'10" (2.40 x 2.40)

Walk in shower suite with low level WC and sink with mixer taps over. Rear aspect uPVC window with obscure double glazing.

OUTSIDE

FRONT: Tiered front garden with artificial lawn and steps to front door. Sloped driveway onto single garage. Side access.

REAR: Sloped rear garden with patio and lawn areas. Raised decking leading from conservatory with access to garage. Access to two basement storage units. Enlarged plot with spectacular views and rear gated access to tarmacked back lane that allows for vehicle access.

PARKING

Single vehicle sloped driveway, accessible from street via dropped curb, leads to single garage.

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 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		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

