



138 Manor Way, Risca, Newport, NP11 6AD
Guide Price £150,000

****GUIDE PRICE £150,000 TO £160,000** **NO ONWARD CHAIN****

Situated in the popular area of Manor Way, Risca, Newport, this charming END LINK PROPERTY presents an excellent opportunity for families and first-time buyers alike. Boasting THREE BEDROOMS and a SPACIOUS LIVING/DINING ROOM this property is designed to accommodate modern living with ease.

The large corner plot enhances the property's appeal, offering ample outdoor space for gardening, play, or simply enjoying the fresh air. The location is particularly desirable, situated in a popular neighbourhood that provides convenient access to local amenities, schools, and transport links. This makes it an ideal choice for those seeking a vibrant community while still enjoying the tranquillity of suburban life. The combination of space, location, and potential makes this property a must-see for anyone looking to settle in area. In summary, this end link terrace house on Manor Way is a delightful find, offering a perfect blend of space, comfort, and a prime location. Don't miss the chance to make this lovely house your new home.

EPC RATING: TBC
COUNCIL TAX BAND: B



70 Tredegar Street Risca NP11 6BW
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ENTRANCE

Enter through a double glazed front door.

ENTRANCE HALLWAY

Central heating radiator, stairs to the first floor, door to:

KITCHEN

8'11" x 11'1" (2.72 x 3.38)

Fitted with a range of base and wall units, rolled edge work surface, inset stainless steel sink unit, mixer tap over, plumbing for automatic washing machine, space for gas cooker, space for fridge/freezer, central heating radiator, wall mounted combi boiler, double glazed window to the rear.

OUTER PORCH

PVC door to the rear, storage shed.

SHED/UTILITY

Space for tumble dryer, space for fridge/freezer, double glazed window to the side.

LIVING/DINING ROOM

9'8" min 12'11" max x 18'3" (2.95 min 3.95 max x 5.57)

Double glazed windows to the front and rear, two central heating radiators, feature fireplace.

STAIRS TO THE FIRST FLOOR - LANDING

Double glazed window to the rear.

BEDROOM ONE

9'10" x 12'4" (3.01 x 3.77)

Double glazed window to the front, central heating radiator, two storage cupboards (one housing hot water tank).

BEDROOM TWO

11'0" x 10'1" (3.36 x 3.08)

Double glazed window to the front, central heating radiator.

BEDROOM THREE

7'11" x 7'9" (2.42 x 2.37)

SHOWER ROOM

Double shower cubicle, vanity wash hand basin, central heating radiator, obscure double glazed window to the rear

SEPARATE WC

Low level WC, obscure double glazed window to the rear.

OUTSIDE

FRONT: Laid to lawn

SIDE: Pedestrian access to rear garden, large lawned area

REAR: Lawned rear garden.

TENURE

We have been advised 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	

