



Almond Avenue

Guide Price £170,000 to £180,000

- No onward chain
- Tiered rear garden with patio areas
- Popular residential location
- Excellent transport links nearby
- Pleasant hillside views
- EPC Rating: D



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About the property

Offered to the market with no onward chain, this well-maintained three-bedroom semi-detached property is situated on the popular Almond Avenue in Risca and presents an excellent opportunity for first-time buyers, families, or those looking to downsize.

The accommodation comprises an entrance hall, spacious living room with feature fireplace, separate dining room overlooking the rear garden, and a fitted kitchen with useful storage space. To the first floor are three well-proportioned bedrooms and a modern shower room.

Outside, the property benefits from a generous tiered rear garden with patio seating areas, mature planting, and pleasant views towards the surrounding hillside. A large shed provides additional storage or workshop space.

Conveniently located close to local schools, shops, and amenities, with excellent road and rail links for commuters, this property combines practical family accommodation with a desirable residential setting.



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Accommodation

Kitchen

9' 10" x 9' 10" (3.00m x 3.00m)

Living Room

13' 1" x 12' 10" (3.99m x 3.91m)

Dining Room

10' 2" x 8' 10" (3.10m x 2.69m)

Bedroom 1

11' 6" x 10' 2" (3.51m x 3.10m)

Bedroom 2

12' 8" x 8' 10" (3.86m x 2.69m)

Bedroom 3

8' 6" x 8' 2" (2.59m x 2.49m)

Shower Room

7' 10" x 7' 7" (2.39m x 2.31m)

Agents Note:

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once

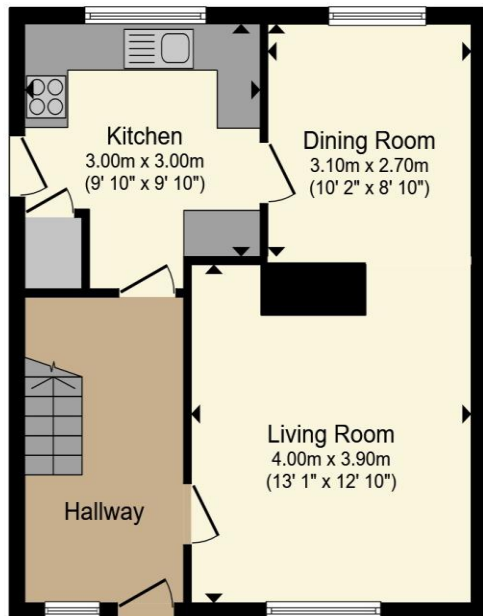
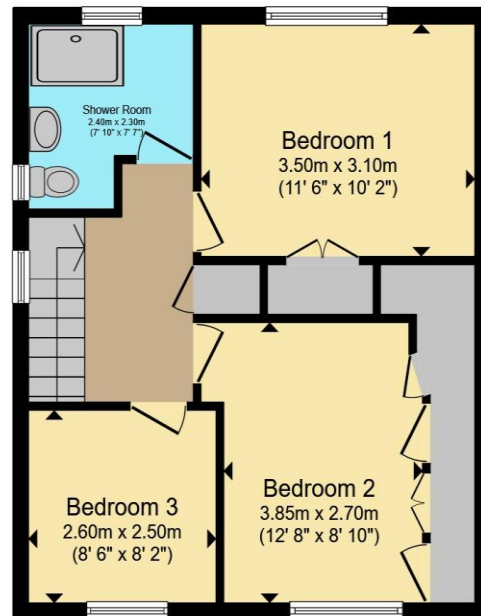
these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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Floorplan

**Ground Floor****First Floor**

Total floor area 93.2 sq.m. (1,004 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.localagent.com

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