



**70 Springfield Road, Risca, Newport, NP11 6LY**  
**Guide Price £260,000**

**\*\*GUIDE PRICE £260,000 TO £280,000\*\* \*\*SPACIOUS CORNER PLOT\*\* \*\*NO ONWARD CHAIN\*\***

Nestled on Springfield Road in the charming town of Risca, Newport, this SPACIOUS SEMI DETACHED HOUSE presents an excellent opportunity for families and individuals alike. With THREE BEDROOMS this property offers ample space for comfortable living. The inviting reception room serves as a perfect gathering space, ideal for both relaxation and entertaining guests. The heart of the home is undoubtedly the newly fitted kitchen/family area. The property also features a contemporary shower room, designed with style and functionality in mind, ensuring a refreshing start to your day. Set on a generous corner plot, this home benefits from a sense of privacy and outdoor space, perfect for children to play or for hosting summer barbecues. Additionally, the property provides parking for up to three vehicles, a rare find that adds to the convenience of this lovely home.

While the house has been PARTIALLY RENOVATED, it offers the perfect canvas for those looking to add their personal touch and make it their own. With its prime location in Risca, residents will enjoy easy access to local amenities, schools, and transport links, making it an ideal choice for modern living.

In summary, this semi-detached house on Springfield Road is a wonderful opportunity for anyone seeking a spacious and versatile home in a friendly community. Don't miss the chance to view this property and envision the possibilities it holds.

EPC RATING: TBC  
COUNCIL TAX BAND: B



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

## ENTRANCE

Enter through a double glazed front door.

## ENTRANCE HALLWAY

Stairs to the first floor, doors to:

## GROUND FLOOR WC

Low level WC, vanity wash hand basin, low level WC, chrome towel rail, obscure double glazed window to the side.

## KITCHEN/DINING ROOM/SITTING ROOM

19'7" x 13'10" (5.98 x 4.24)

Newly fitted kitchen with a range of base units, rolled edge work surface, inset stainless steel sink unit, mixer tap over, plumbing for automatic washing machine, gas/electric cooker point, space for fridge/freezer, double glazed window to the rear, double glazed door to the side, spot lighting, central heating radiator.

## LIVING ROOM

10'11" x 17'5" (3.35 x 5.33)

Double glazed window to the front and rear, large storage cupboard, central heating radiator.

## STAIRS TO THE FIRST FLOOR - LANDING

Double glazed window to the front, loft access, cupboard housing combi boiler.

## BEDROOM ONE

12'0" x 7'10" (3.67 x 2.41)

Double glazed window to the rear, central heating radiator.

## BEDROOM TWO

10'10" x 7'6" (3.31 x 2.31)

Double glazed window to the front, central heating radiator.

## BEDROOM THREE

7'3" x 9'0" (2.23 x 2.76)

Double glazed window to the front, central heating radiator.

## SHOWER/WET ROOM

7'2" x 6'2" (2.20 x 1.89)

Modern bathroom complete with walk in shower, overhead and wall mounted hand held shower, close coupled WC, his ad hers vanity unit, vertical radiator, large mirror with light and bluetooth, walls and floor tiled in ceramics, spot lighting, obscure double glazed window to the rear.

## OUTSIDE

FRONT: Lawned front garden with driveway for up to four vehicles

SIDE: Access to rear garden

REAR: Larger than average level lawned rear garden

## TENURE

We have been advised freehold.

## AGENTS NOTE

Works to be completed at the property:

Electrics finished  
Hallway plastered  
new bannister on stairs  
new door to living room

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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC

