



Sage
& Co.
Property Agents

Sage
& Co.
Property Agents

Professional Independent Local Estate Agency



4 Mountside, Risca, Newport, NP11 6JG

Guide Price £210,000

**** GUIDE PRICE £210,000 - £220,000 ** NO ONWARD CHAIN ** OFF ROAD PARKING ** WELL PRESENTED ** THREE BEDROOM, SEMI-DETACHED HOME ****

Nestled in the charming area of MOUNTSIDE, RISCA, this WELL PRESENTED, THREE BEDROOM SEMI-DETACHED home offers a delightful blend of comfort and style. With the convenience of OFF ROAD PARKING, ensuring that your vehicles are secure and easily accessible. Additionally, the SINGLE GARAGE adds further practicality, offering ample storage or the potential for a workshop. The spacious living areas are perfect for both relaxation and entertaining, while the well-appointed kitchen provides a functional space for culinary pursuits. Three bedrooms on offer makes the home ideal for family living or accommodating guests. The location in Mountside is particularly appealing, with easy access to local amenities and transport links, making it a great choice for those commuting to nearby Newport or beyond. The surrounding area offers a pleasant community feel, with parks and recreational facilities close at hand.

EPC: TBC

Council Tax: C (Caerphilly)



70 Tredegar Street Risca NP11 6BW

Telephone: 01633 838888 **Email:** risca@sageandco.co.uk

www.sageandco.co.uk

ENTRANCE HALL

Access via composite front door to side aspect complete with obscure double glazing. Open to stairs for first floor access. (Consumer unit present) Leads to:

LOUNGE

10'6" x 14'10" (3.21 x 4.53)

Family lounge to front aspect with double glazed uPVC window over looking fantastic views of the Severn estuary. Vertical radiator present.

KITCHEN/ DINER

13'9" x 14'10" (4.21 x 4.54)

High and low base storage units complete with a marble effect worktop, stainless steel sink with drainer and chrome mixer tap over, five ring gas hob and double electric oven. Stylish matte sage green finish with integrated fridge, dish washer, washing machine. Feature breakfast bar, open to dining area. Rear aspect double glazed uPVC window and sliding doors into rear conservatory. Vertical radiator present. Leads to;

CONSERVATORY

9'5" x 9'10" (2.88 x 3.01)

Double glazed uPVC conservatory with door to rear garden. Accessible from kitchen.

LANDING

Open to stairs for first floor landing from ground floor. Loft hatch present (gas combi boiler to loft). Twin central heating radiator present. Leads to;

BEDROOM ONE

10'5" x 8'11" (3.20 x 2.73)

Double bedroom to front aspect complete with uPVC double glazed window, inbuilt storage cupboard and twin central heating radiator.

BEDROOM TWO

10'5" x 9'0" (3.19 x 2.75)

Double bedroom to rear aspect with double glazed uPVC window and twin central heating radiator present.

BEDROOM THREE

7'6" x 5'8" (2.29 x 1.73)

Single bedroom to front aspect complete with double glazed uPVC window, twin central heating radiator.

BATHROOM

7'5" x 5'4" (2.27 x 1.64)

Bathroom suite with over head shower, low level WC and sink with chrome mixer taps over, chrome towel radiator present. Rear aspect, obscure double glazed uPVC window.

OUTSIDE

FRONT: Lawned area with path to main entrance at side aspect. Side gated access.
REAR: Stepped lawn and patio area with shrubs to boundaries. Rear access onto hard stand drive for one vehicle and access to single garage

GARAGE

Single garage with manual up and over door. Electric supply (isolated) present and uPVC door to rear garden. Accessible off from street via hard stand parking space.

TENURE

We have been 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 CO2 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 CO2 emissions			
England & Wales		EU Directive 2002/91/EC	

