



**31 Severn Close, Risca, Newport, NP11 6JY**  
**Guide Price £230,000**

**\*\* GUIDE PRICE £230,000-£240,000 \*\***

Nestled in the charming SEVERN CLOSE, RISCA, this impressive END OF TERRACE house presents an exceptional opportunity for families seeking a spacious and versatile home. Boasting FIVE WELL PROPORTIONED BEDROOMS, including FOUR DOUBLES and a SINGLE that could easily serve as a home office, this property is designed to accommodate the needs of modern family life. Upon entering, you are welcomed by TWO INVITING RECEPTION ROOMS that provide ample space for relaxation and entertainment. The heart of the home is the contemporary OPEN PLAN KITCHEN/ DINER, perfect for family gatherings and culinary adventures. The property has been thoughtfully updated with modern fitted kitchen and bathrooms, ensuring both style and functionality. A standout feature of this home is the LOFT CONVERSION, which offers a double bedroom complete with an SHOWER ENSUITE, providing a private retreat for guests or older children. The generous tiered rear garden is a delightful outdoor space, ideal for children to play or for hosting summer barbecues. Additionally, the patio area at the front of the house offers stunning views of the surrounding mountainside, making it a perfect spot to unwind with a morning coffee. One of the unique advantages of this property is its direct access to the Monmouthshire and Brecon Canal. Viewings are highly recommended for this rare family home, which not only offers generous living space but also a wealth of opportunities.

EPC- TBC

Council Tax- C (Caerphilly)



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### LOUNGE

8'7" x 16'11" (2.63 x 5.17)

Family lounge to front aspect with double glazed PVC French doors to front patio area. Internal French door access to kitchen/ diner and access to stairs and porchway. Twin central heating radiator present.

### RECEPTION ROOM

11'2" x 8'8" (3.42 x 2.65)

Front aspect double glazed PVC window to front aspect. Twin central heating radiator.

### KITCHEN/ DINER

8'7" x 16'11" (2.63 x 5.17)

Open plan kitchen/ diner area with high and low base storage units and wooden effect work tops with stainless steel sink and drainer with mixer tap over. Five ring gas range hob and oven with stainless steel extractor fan over. Integrated fridge/ freezer and dish washer. Space for dining table. Side aspect double glazed PVC windows and back door. Vertical radiator.

### UTILITY ROOM

12'2" x 6'11" (3.73 x 2.11)

Utility room to rear aspect with double glazed PVC window. High and low base storage units and rolled, wood effect work top with stainless steel sink and drainer, mixer tap over. Space for appliances and under stair storage area.

### LANDING

Access to bedrooms two, three, four and five and first floor bathroom. Airing cupboard present.

### BEDROOM ONE (In Loft)

9'11" x 17'6" (3.04 x 5.34)

Double bedroom to loft conversion with double glazed skylights to front and rear aspect. Eaves storage and access to shower ensuite.

### SHOWER ENSUITE

4'9" x 5'10" (1.46 x 1.79)

Shower ensuite with low level WC and sink with base storage unit. Tiled surround finish with double glazed skylight to rear aspect.

### BEDROOM TWO

10'0" x 10'4" (3.07 x 3.16)

Double bedroom to front aspect with double glazed PVC window. Twin central heating radiator.

### BEDROOM THREE

9'8" x 8'8" (2.96 x 2.65)

Double bedroom to front aspect with double glazed PVC window. Twin central heating radiator.

### BEDROOM FOUR

8'10" x 9'8" (2.70 x 2.97)

Double bedroom to rear aspect, double glazed PVC window. Twin central heating radiator. Loft hatch.

### BEDROOM FIVE

8'9" x 6'1" (2.67 x 1.87)

Single bedroom to front aspect with double glazed PVC window. Twin central heating radiator.

### BATHROOM

Bathroom suite with separate walk in shower, sink with base unit and low level WC. Side aspect double glazed obscure PVC window. Tiled surround finish.

### OUTSIDE

FRONT: Steps to front facing patio area with incredible views over the Islwyn Valley. Side access.

REAR: Tiered rear garden with access directly onto the Monmouthshire and Brecon Canal. A mixture of lawned and decked areas. Wooden built shed and outside water taps.

### TENURE

We are advised that this property is FREEHOLD.

