

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss



COTSWOLD WAY
RISCA



ENTRANCE HALLWAY

LIVING ROOM
3.54m x 3.89m (11'7" x 12'9")

UNDERSTAIR STORAGE

MODERN FITTED KITCHEN BREAKFAST ROOM
4.50m x 2.36m (14'9" x 7'8")

TO THE FIRST FLOOR

MAIN BEDROOM
3.57m x 3.67m (11'8" x 12'0")

WALK IN WARDROBE / DRESSING ROOM
1.78m x 1.75m (5'10" x 5'9")

BEDROOM TWO
2.50m x 2.64m (8'2" x 8'7")

BATHROOM SUITE
1.94m x 1.72m (6'4" x 5'7")

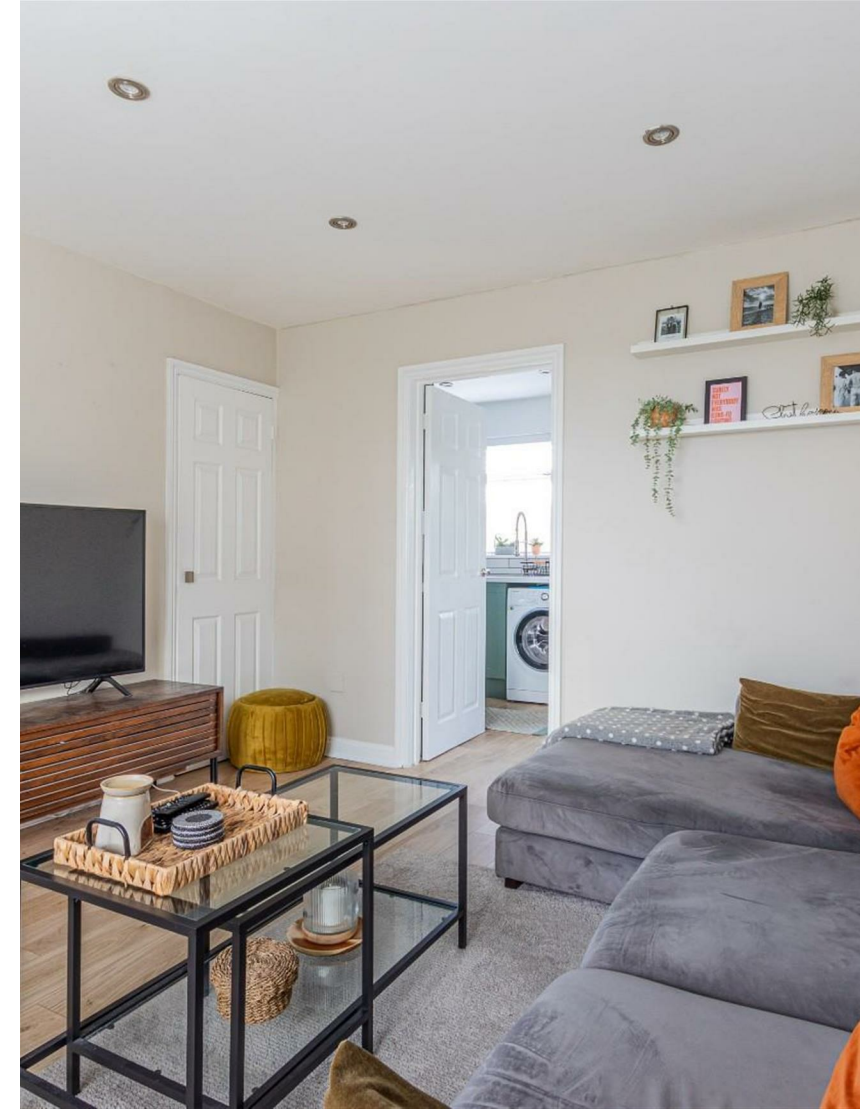
GARDEN
Raised decked area with exceptional views over the mountain.

DRIVEWAY
Parking for 1 car

TENURE
We are informed by our client that the property is Freehold, this is to be confirmed by your legal advisor.

COUNCIL TAX
Band - B




ADDITIONAL INFORMATION
New kitchen
New bathroom
Landscaped garden
New front door
New boiler
Rental potential of £850+ pcm.





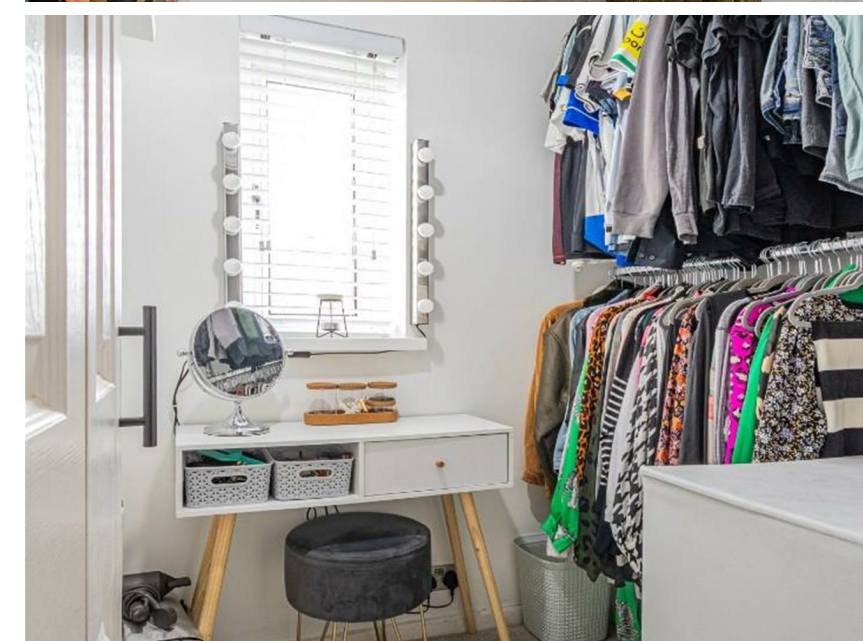
COTSWOLD WAY

RISCA, NP11 6RG - £210,000

 2 Bedroom(s)  1 Bathroom(s)  617.62 sq ft

JeffreyRoss are proud to bring to the market this exceptional 2 bedroom terrace home in the popular area of Risca. The property has been much improved but the current owners and briefly comprises Entrance hallway, good sized living room, newly fitted kitchen diner that leads on a raised decked area and garden with mountain views! To the first floor are two double bedrooms and stylish family bathroom. The main bedroom further benefits a dressing room. This is one not to be missed and from the front rooms benefits views over the Bristol Channel. As exceptional home perfect for the commuters looking for easy access to the M4 and train links Newport has to offer as well and buy to let investors as rents are circa £850 pcm +

Take a closer look at our interactive Virtual tour for a closer look.



PROPERTY SPECIALIST

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Director





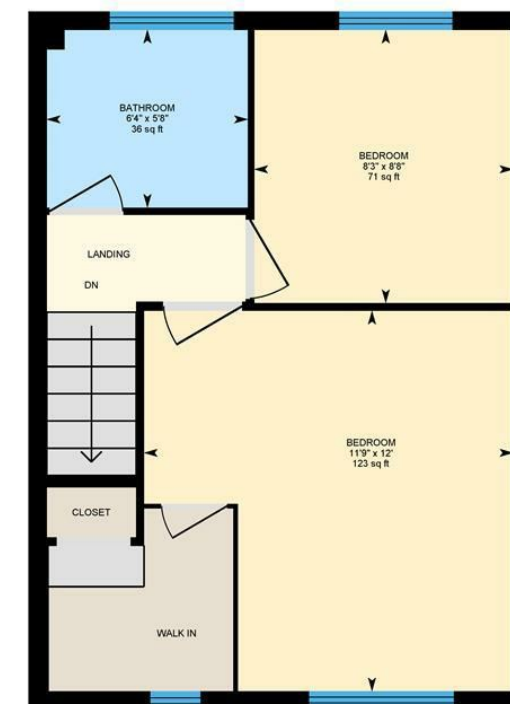
Cotswold Way, Newport

Cotswold Way, Risca, NWP

Main Building: Total Interior Area 617.96 sq ft



Ground Floor



1st Floor



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	78
(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	