



17 Highfield Close, Risca, Newport, Gwent NP11 6EZ
Guide Price £230,000

**** GUIDE PRICE £230,000 - £240,000 ** OFF ROAD PARKING ** THREE DOUBLE BEDROOMS ** SEMI-DETACHED ** CONTEMPORARY STYLE LIVING ** WELL PRESENTED THROUGHOUT ****

Situated in the tranquil CUL-DE-SAC of HIGHFIELD CLOSE, RISCA, this charming THREE BEDROOM SEMI-DETACHED family home offers a unique living experience designed to maximise the STUNNING VIEWS that surround it. The property is WELL PRESENTED throughout, showcasing a CONTEMPORARY STYLE that is both inviting and functional. The innovative upside-down layout places the OPEN-PLAN lounge and dining area on the upper floor, allowing for an abundance of natural light and panoramic vistas that can be enjoyed from the comfort of your home. This design not only enhances the living space but also creates a perfect setting for family gatherings and entertaining guests. This home comprises THREE well-proportioned BEDROOMS, providing ample space for family living or guests. In addition, the property boasts OFF-ROAD PARKING, a valuable feature in this quiet neighbourhood. The location is particularly advantageous for those commuting, with a short drive to the M4 motorway, providing easy access to NEWPORT, CARDIFF and BRISTOL. Furthermore, nearby transport links enhance connectivity, making this home ideal for both work and leisure. This semi-detached house is not just a home; it is a lifestyle choice, offering a blend of modern living and



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ENTRANCE PORCH

Access via uPVC front door with double, obscure and stained glazing. Leads to;

HALLWAY

Accessible from entrance porch, open to stairs to first floor, twin radiator present. Leads to;

BEDROOM ONE

15'11" x 7'9" (4.86 x 2.38)

Ground floor bedroom with uPVC double glazed window to front and side aspect, twin radiator present. Consumer unit present. Room converted from single garage by previous seller.

BEDROOM TWO

10'5" x 9'10" (3.18 x 3.01)

Ground floor double bedroom to front aspect complete with double glazed uPVC window, twin radiator, in-built storage cupboard present.

STAIRS TO FIRST FLOOR

Stairs to first floor with entrance onto;

LOUNGE

Family lounge to front aspect with double glazed uPVC window, chimney breast present (blocked), twin radiator, loft hatch present. Beautiful views from picture window.

BEDROOM THREE

9'9" x 8'11" (2.99 x 2.73)

Double bedroom to front aspect with uPVC window, twin radiator. Beautiful views over the valley. Multi functional room.

BATHROOM

5'11" x 5'10" (1.81 x 1.80)

Bathroom suite with electric over head shower to side aspect with double glazed, obscure uPVC window complete with low level WC, sink with base unit and chrome mixer taps over. chrome towel radiator, part tiled finish.

KITCHEN/ DINER

7'8" x 22'1" (2.36 x 6.75)

Fitted kitchen with high and low wall mounted base units, marble effect worktop with stainless steel sink with drainer and mixer taps over, electric hob and oven, circulation fan over, space for plumbed washing machine. Two rear aspect double glazed uPVC window and French door to rear garden. Open to dining area and complete with airing cupboard housing gas combination boiler.

OUTSIDE

FRONT: Off road driveway for one vehicle. Planting area with shrubs to boundary. Side gated access.

REAR: Patio area onto split level garden with a mix of stone and slate shale. Side gated access to front with freestanding greenhouse. Outside water tap present along with double electric socket.

TENURE

We are 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 CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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