



4 Hill Street, Risca, Newport, NP11 6QH

Guide Price £180,000

**** GUIDE PRICE £180,000 - £185,000 ** MID TERRACED HOME ** THREE GENEROUS BEDROOMS ** OFF ROAD PARKING ** NO ONWARD CHAIN ** SHORT COMMUTE TO M4 ** NEARBY TRANSPORT LINKS ****

Nestled in the charming area of HILL STREET, RISCA, Newport, this delightful mid-link terrace house presents an excellent opportunity for families and first-time buyers alike. The property boasts three well-proportioned bedrooms, providing ample space for relaxation and rest. The inviting, open plan reception/ dining room serves as a perfect gathering space for family and friends, creating a warm and welcoming atmosphere. The house features a conveniently located bathroom, ensuring that daily routines are both comfortable and efficient. With parking available via rear lane access, you will find it easy to come and go, adding to the convenience of this lovely home. Situated in a friendly neighbourhood, this property is close to local amenities, schools, parks, and a just a short commute to the M4. Making it an ideal choice for those seeking a community-oriented lifestyle. The combination of space, comfort, and location makes this mid-link terrace house a wonderful place to call home. Do not miss the chance to view this property and envision your future in this delightful setting.

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ENTRANCE HALLWAY

Access via uPVC front door that leads to an open stairway, complete with single radiator and electrical consumer unit present, leads to;

LOUNGE/ DINER

22'10" x 12'3" (6.98 x 3.75)

Generous open plan lounge/ diner to front and rear aspects with double glazed uPVC window, dual fuel log burner into chimney breast, twin central heating radiators present.

KITCHEN

10'8" x 7'8" (3.27 x 2.35)

Modern fitted kitchen with a range of white high and low, high gloss base storage units, wooden worktop offering gas hob with electric oven, inset stainless steel sink with drainer and chrome mixer tap over, complete with a part tiled splash-back finish. Space for free standing appliances, side aspect double glazed uPVC window and back door, single radiator present. Leads to;

BATHROOM

8'3" x 8'7" (2.54 x 2.64)

Paneled corner bath offering over head shower, low level WC and sink with chrome taps over, part tiled finish and rear aspect double glazed obscure uPVC window, twin radiator present.

FIRST FLOOR LANDING

Open landing to stairs from ground floor, rear aspect double glazed uPVC window, loft hatch present, leads to;

BEDROOM ONE

12'3" x 8'0" (3.75 x 2.44)

Double bedroom to front aspect complete with double glazed uPVC window and single radiator.

BEDROOM TWO

10'2" x 9'10" (3.12 x 3.01)

Double bedroom to rear aspect complete with double glazed uPVC window, walk in wardrobe/ airing cupboard housing gas combination boiler, single radiator.

BEDROOM THREE

10'0" x 6'10" (3.07 x 2.10)

Single bedroom to front aspect complete with double glazed uPVC window, single radiator.

OUTSIDE

FRONT: Access via uPVC front door from pedestrian footpath
REAR: Concrete pathway onto a raised planting bed, leads to a generous rear garage with access to lane and electric supply.

PARKING

Generous single off road garage accessible to rear from lane access at the bottom of Hillside.

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 CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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