



## Exchange Court St. Mary Street, Risca, Newport, NP11 6HB

Guide Price £120,000

\*\* GUIDE PRICE £120,000 - £130,000 \*\* OFF ROAD PARKING \*\* NO ONWARD CHAIN \*\* SELF CONTAINED FLAT \*\* FIRST FLOOR \*\* ONE DOUBLE BEDROOM \*\*

Nestled in the heart of RISCA, Newport, this charming flat on ST. MARY STREET offers a delightful living space perfect for individuals or couples seeking comfort and convenience. The property features a well-appointed and open plan RECEPTION/DINING ROOM that serves as an inviting area for relaxation or entertaining guests. The first floor flat comprises ONE spacious BEDROOM, providing a peaceful retreat at the end of the day. The modern fitted bathroom is thoughtfully designed, ensuring both functionality and comfort. One of the notable advantages of this property is the availability of OFF ROAD PARKING for one vehicle, a valuable asset in this bustling area. With its prime PRIVATE COURT location, residents will enjoy easy access to LOCAL AMENITIES, including shops, cafes, and public transport links, making it an ideal choice for those who appreciate both tranquillity and connectivity. Complete with being a short commute to major road links, including the M4 with access to CARDIFF, NEWPORT AND BRISTOL. This flat presents an excellent opportunity for anyone looking to establish a home in a vibrant community. Don't miss the chance to make this delightful property your own.

EPC - C  
COUNCIL TAX - A (Caerphilly)



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## ENTRANCE HALL

Self contained entrance via uPVC front door with double obscure glazing, open to stairs to flat, consumer unit present.

## LANDING

Open to stairs from entrance hall, twin radiator present, loft hatch present, leads to;

## LOUNGE/ DINER

19'9" x 10'6" (6.03 x 3.21)

Generously sized lounge/ diner to front and rear aspect with double glazed uPVC wood effect window. Complete with two twin radiators. Accessible from entrance hallway.

## KITCHEN

9'4" x 6'4" (2.86 x 1.95)

Fitted kitchen suite with high and low wall mounted units, granite effect worktops complete with stainless steel sink with drainer and chrome mixer taps over, space for free standing appliances, double glazed uPVC wood effect window to rear aspect and twin radiator.

## BEDROOM

9'6" x 11'4" (2.92 x 3.47)

Double bedroom to front aspect with double glazed uPVC wood effect window and over stair storage cupboard, housing gas combination boiler, twin radiator.

## BATHROOM

6'0" x 6'3" (1.84 x 1.93)

Shower suite (mains supply) with low level WC and sink with wall mounted base unit and chrome mixer taps over. Rear aspect double glazed uPVC wood effect window complete with a tiled finish.

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			
		73	75
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

