



Sage
& Co.
Property Agents



8 Raglan Street, Risca, , NP11 7AA

Guide Price £190,000

****GUIDE PRICE £190,000 TO £200,000****

Welcome to this charming MID TERRACE HOUSE located on Raglan Street on the outskirts of Risca. This spacious property offers a delightful living experience, perfect for families or those seeking a comfortable home. As you enter, you are greeted by a generous living and dining room, providing an inviting space for relaxation and entertaining. This THREE BED HOME is set in a popular location just a short walk from RISCA TOWN CENTRE and the fabulous WAUNFAWR PARK and benefits from easy access to local amenities, schools, and transport links, making it an ideal choice for those who value convenience. Whether you are looking to enjoy the vibrant community or explore the surrounding areas, this property is perfectly positioned to meet your needs.

In summary, this is a wonderful opportunity for anyone seeking a spacious and well-appointed home in Risca. With its modern kitchen, ample living space, and three bedrooms, it is sure to impress. Do not miss the chance to make this lovely property your own.

EPC RATING: C
COUNCIL TAX BAND: C
TENURE: FREEHOLD



70 Tredegar Street Risca NP11 6BW

Telephone: 01633 838888 **Email:** risca@sageandco.co.uk

www.sageandco.co.uk

ENTRANCE

Enter through a double glazed front door.

ENTRANCE HALLWAY

Central heating radiator, under stairs storage cupboard, door to:

LIVING/DINING ROOM

12'9" x 21'10" (3.89 x 6.67)

Double glazed window to the front and rear, two central heating radiators, feature fireplace, laminate flooring, stairs to the first floor.

KITCHEN

7'10" x 8'4" (2.39 x 2.55)

Fitted with a range of high gloss base and wall units, rolled edge work surface inset stainless steel sink unit, inset electric induction hob and electric oven, space for fridge/freezer, integrated dish washer, plumbing for automatic washing machine, vertical central heating radiator, tiled walls, double glazed window to the side.

INNER PORCH

Large storage cupboard, laminate floors, double glazed door to the rear.

WETROOM

8'4" x 6'1" (2.56 x 1.87)

Non slip floor, shower enclosure, low level WC, pedestal wash hand basin, chrome towel rail, obscure double glazed window to the side, walls fully tiled in ceramics.

STAIRS TO THE FIRST FLOOR - LANDING

Loft access, double glazed window to the rear.

BEDROOM ONE

11'8" x 9'9" (3.58 x 2.98)

Double glazed window to the rear, central heating radiator, cupboard housing combi boiler, fitted wardrobes with sliding doors.

BEDROOM TWO

11'11" x 7'10" to chimney breast (3.64 x 2.40 to chimney breast)

Double glazed window to the front, central heating radiator.

BEDROOM THREE

7'1" 8'10" (2.18 2.71)

Double glazed window to the front, central heating radiator.

OUTSIDE

FRONT: Forecourt to front.

REAR: Level garden with patio and lawn area and gated access to rear lane.

TENURE

We have been advised freehold

