Putting **you** & **your property** first

48 Commercial Street, Risca, Newport, NP11 6BA

Offers Around £140,000

GUIDE PRICE £150,000 - £160,000 ** SPACIOUS FAMILY HOME WITH NO ONWARD CHAIN**
Nestled in the heart of Risca, this SPACIOUS END LINK HOUSE on Commercial Street offers a delightful blend of space and convenience. With THREE WELL PROPORTIONED BEDROOMS this property is perfect for families or those seeking extra room for guests or a home office. The TWO RECEPTION ROOMS provide ample space for relaxation and entertaining, allowing you to create a warm and inviting atmosphere. The property boasts a spacious layout, ensuring that every corner feels welcoming and functional. Its prime location in the town centre means that you are just a stone's throw away from local amenities, shops, and eateries, making daily life both easy and enjoyable. Additionally, the EXCELLENT TRANSPORT LINKS nearby provide quick access to surrounding areas, making commuting a breeze. This end terrace house is not just a home; it is a lifestyle choice, offering easy accessibility to a vibrant community. Whether you are a first-time buyer or looking to invest, this property presents a wonderful opportunity to enjoy all that Risca has to offer. Don't miss the chance to make this lovely house your new home.
EPC RATING: E
COUNCIL TAX BAND: C

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ENTRANCE
Enter through a double glazed front door.

ENTRANCE HALWAY
Double glazed window to the side, storage cupboard, central heating radiator, stairs to the first floor, doors to:

LIVING ROOM
13'1" x 9'11" (3.99 x 3.04)
Two double glazed windows to the front, central heating radiator, original fireplace with gas fire, dado rail

DINING ROOM
13'1" x 12'1" (4.00 x 3.69)
Double glazed window to the side, central heating radiator, dado rail, storage cupboard, feature fireplace.

KITCHEN
17'2" x 8'2" (5.25 x 2.50)
Fitted with a range of base and wall units, rolled edge work surface, inset polycarbonate sink unit, mixer tap over, inset gas hob and electric oven, integrated fridge/freezer, plumbing for automatic washing machine, plumbing for dishwasher, Wall mounted combi boiler (currently not in working order), obscure double glazed door and window to the side.

CONSERVATORY
17'2" x 7'10" (5.25 x 2.41)
(in need of attention) Double glazed door to the side and rear leading to the garden.

STAIRS TO THE FIRST FLOOR - LANDING
Loft access, doors to:

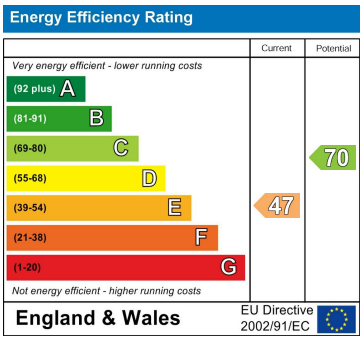
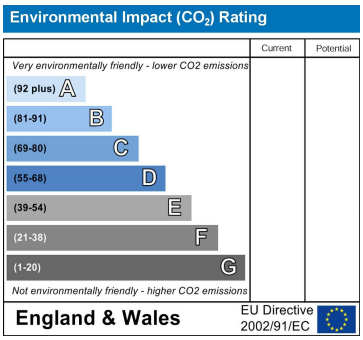
BEDROOM ONE
10'0" x 13'3" (3.07 x 4.04)
Double glazed window to the front, central heating radiator, storage cupboard.

BEDROOM TWO
9'10" x 13'3" (3.01 x 4.05)
Double glazed window to the side, central heating radiator.

BEDROOM THREE
5'3" x 9'7" (1.61 x 2.93)
Double glazed window to the rear, central heating radiator.

FAMILY BATHROOM
8'2" x 7'7" (2.49 x 2.32)
"P" shaped bath with modern shower and tap over, glass shower screen, close coupled WC, pedestal wash hand basin, central heating radiator, obscure double glazed window to the rear.

OUTSIDE
FRONT: Forecourted front garden
SIDE: Pedestrian access to rear
REAR: Steps to rear garden and wooden pagoda

TENURE
We have been advised freehold

AGENTS NOTE
We advise that all purchasers buying with a mortgage check with lender prior to viewing and a commitment to purchase that the lender will produce a mortgage offer on properties within close proximity of a commercial unit. We also advise that you may require looking at alternative lenders and advise you look at comparison lenders or engage with a mortgage broker. Should you require any further advice or information please give us a call to discuss.