Sage & Co.
Property Agents

8 Rifleman Street, Risca, Newport, NP11 6FD

Guide Price £180,000

** GUIDE PRICE £180,000 - £190,000 ** NO ONWARD CHAIN ** THREE BEDROOMS ** MID-TERRACED ** SHORT COMMUTE TO M4 ** NEARBY TRANSPORT LINKS ** AMENITIES OF RISCA TOWN **

Nestled in the charming area of RISCA, Newport, this delightful MID-TERRACED house on RIFLEMAN STREET offers a perfect blend of comfort and convenience. The property is ideally situated, providing easy access to LOCAL AMENITIES, SCHOOLS, and TRANSPORT LINKS, making it an excellent choice for families and professionals alike. As you step inside, you will be greeted by a warm and inviting atmosphere. The layout of the house is designed to maximise space and natural light, creating a welcoming environment for both relaxation and entertaining. The OPEN PLAN living areas are well-proportioned, providing ample room for furnishings and personal touches. The KITCHEN is functional and well-equipped, making it a joy to prepare meals and gather with loved ones. The BEDROOMS are generously sized, offering a peaceful retreat at the end of the day. The property also benefits from a private outdoor space, perfect for enjoying the fresh air or hosting summer barbecues. With its appealing LOCATION and comfortable living spaces, this terraced house on Rifleman Street is a wonderful opportunity for those looking to settle in a friendly community. Whether you are a first-time buyer or seeking a new rental, this property is sure to meet your needs and

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ENTRANCE HALL
Access via composite front door, consumer unit, under stair storage cupboard. Leads to;

LOUNGE
9'4" x 12'0" (2.87 x 3.68)
Lounge to front aspect with double glazed aluminium , fire place into chimney breast (blocked), twin radiator, open to;

DINING
11'6" x 11'8" (3.52 x 3.56)
Open to lounge, accessible from entrance hall, chimney breast present, twin radiator, stairway access to first floor landing, leads to;

KITCHEN
9'4" x 14'2" (2.85 x 4.32)
Range of high and low wall mounted base units with wooden worktops complete with gas hob and electric oven, stainless steel sink with drainer, integrated washing machine, twin radiator, rear aspect double glazed uPVC window and back door. Leads to;

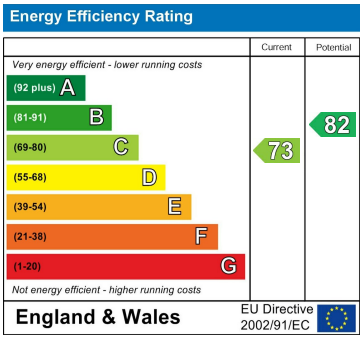
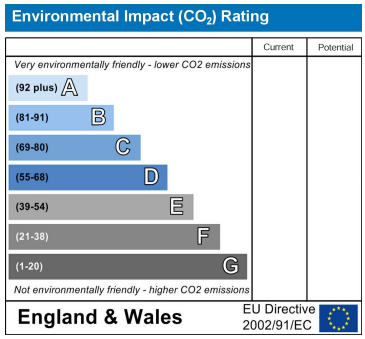
BATHROOM
8'4" x 5'4" (2.55 x 1.65)
Ground floor bathroom suite with over head shower, low level WC, sink complete with chrome mixer taps over, chrome towel radiator and two rear aspect double glazed uPVC obscure windows, part tiled finish.

FIRST FLOOR LANDING
Open to stairs from ground floor, loft hatch present, leads to;

BEDROOM ONE
13'1" x 8'7" (3.99 x 2.63)
Double to front aspect with double glazed uPVC window, twin radiator.

BEDROOM TWO
12'4" x 8'10" (3.78 x 2.71)
Double bedroom to rear aspect with double glazed uPVC window, airing cupboard housing gas combination boiler, twin radiator and storage cupboard.

BEDROOM THREE
6'4" x 10'2" (1.94 x 3.12)
Single bedroom to front aspect with double glazed uPVC window, twin radiator.

OUTSIDE
FRONT: Stone chippings forecourt with dropped curb beyond brick wall boundary.
REAR; Patio garden to rear with flower planting beds to boundary, wooden shed to rear with electric supply. Right of way present through neighboring gates,

TENURE
We are advised that this property is FREEHOLD.