



**31 Cromwell Road, Risca, NP11 7AF**  
**Guide Price £190,000**

**\*\*GUIDE PRICE £190,000 TO £200,000\*\* NO ONWARD CHAIN\*\* \*\*OFF ROAD PARKING TO REAR\*\***

Nestled on the charming Cromwell Road, this delightful TWO BED MID TERRACE house offers a perfect blend of comfort and convenience. Ideal for first-time buyers or those seeking a cosy home, this property boasts a SPACIOUS LOUNG/DINER providing an inviting space for relaxation and entertaining guests. The ground floor offers ample space with a WELL EQUIPT KITCHEN leading to a good size LEANTO/REAR PORCH which can be used for a multitude of purposes.

The well-proportioned bedrooms ensure ample room for rest and personalisation, while the bathroom is conveniently located to serve the needs of the household. The property is situated in a popular location, making it easy to access local amenities, including shops, parks, and transport links, which enhances the appeal for both families and professionals alike. With its attractive features and prime location, this mid-link terrace house presents an excellent opportunity for those looking to settle in a vibrant community. Don't miss the chance to make this lovely property your new home.

EPC RATING: B  
COUNCIL TAX BAND: C



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ENTRANCE

Enter through a wooden front door

ENTRANCE PORCH

Single glazed windows to both side. Tiled floor, stained glass door with matching side panel to :-

ENTRANCE HALLWAY

Central heating radiator, stairs to first floor, glazed window to living room, doors to:

LOUNGE/DININGROOM

25'1" x 11'8" (7.65 x 3.58)

Double glazed window to front, sliding doors to rear, feature fireplace with electric fire, two central heating radiators,

INNER HALLWAY

Under stairs storage cupboard, central heating radiator, door to living room, open plan to kitchen.

KITCHEN

11'5" x11'5" (3.49 x3.49)

Fitted with a range of base and wall units, rolled edged work surfaces, central island with inset poly-carbonate sink with mixer tap over, integrated dishwasher and cupboards under. Inset hob and eye level oven and grill. Integrated fridge and freezer, plumbing for automatic washing machine, central heating radiator, double glazed window to rear, door and window to :-

LEANTO/REAR PORCH

11'6" x 5'11" (3.51 x 1.82)

Central heating radiator, door to rear , window to side and loft access

STAIRS TO FIRST FLOOR - LANDING

Doors to -

BEDROOM ONE

10'3" x 11'7" (3.14 x 3.55)

Double glazed window to front, Central heating radiator, open to

DRESSING ROOM

7'4" x 8'5" (2.26 x 2.58)

Fitted wardrobes, Double glazed window to front central heating radiator.

BEDROOM TWO

8'6" x 13'1" (2.61 x 3.99)

Double glazed window to rear, central heating radiator, fitted wardrobes, airing cupboard housing combi boiler.

FAMILY BATHROOM

6'11" x 9'3" (2.11 x 2.83)

Close coupled WC. vanity wash hand basin, double shower cubicle, central heating radiator, heated towel rail, obscured glass double glazed window to rear.

OUTSIDE

FRONT: Gate to low maintenance paved forecourt

REAR: Patio with artificial lawn and decking area. Two brick built sheds and gated access to rear off road parking.

TENURE

We have been advised freehold.

