



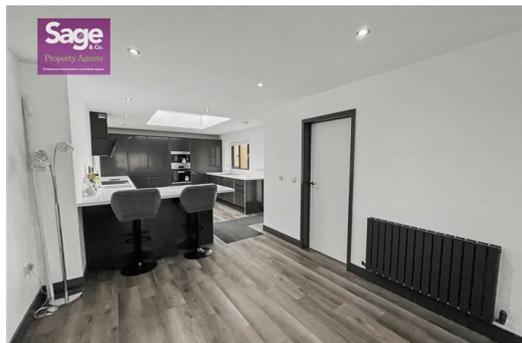
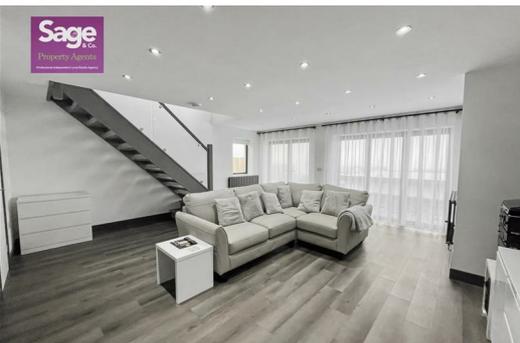
19 Bredon Close, Risca, Newport, NP11 6RB
Guide Price £290,000

**** GUIDE PRICE £290,000 - £300,000 ** RECENTLY RENNOVATED TO HIGH STANDARD ** EXTENDED SEMI-DETACHED HOME ** TWO DOUBLE BEDROOMS ** OPEN PLAN LIVING ** OFF ROAD PARKING ** SPECTACULAR VIEWS ****

Welcome to this beautifully refurbished SEMI-DETACHED house located on BREDON CLOSE in the charming area of RISCA, NEWPORT. This delightful home boasts TWO spacious DOUBLE BEDROOMS. As you enter, you will be greeted by an OPEN PLAN living area that has been designed with contemporary living in mind. The space is flooded with NATURAL LIGHT, thanks to the impressive trifold doors and feature skylight ceiling, that not only enhance the aesthetic but also provide STUNNING VIEWS of the surrounding area. The ground floor features a convenient WC, ensuring practicality for both residents and guests. The property has been finished to a high standard throughout, showcasing quality fixtures and fittings that elevate the overall appeal. The EXTENDED living space offers ample room for relaxation and entertaining, making it perfect for hosting gatherings with family and friends. For those with vehicles, the property includes off-road PARKING for up to four vehicles, along with a generous SINGLE GARAGE, providing plenty of storage options. Situated in a peaceful neighbourhood, this home offers a perfect blend of modern living and serene surroundings. With its excellent amenities and transport links nearby, this property is not to be missed.

EPC - B

Council Tax - C (Caerphilly)



70 Tredgar Street Risca NP11 6BW
Telephone: 01633 838888 **Email:** risca@sageandco.co.uk

LOUNGE AREA

18'0" x 18'4" (5.5 x 5.6)

Open plan family lounge area to front aspect offering double glazed aluminium French and tri-fold doors onto front patio with breath taking mountain views. Open to staitcase for first floor landing. Industrial style column radiator. Leads to:

GROUND FLOOR W/C

8'1" x 3'10" (2.47 x 1.18)

Low level W/C suite complete with sink and wall mounted base units, offering chrome mixer taps over. Finished with a chrome towel radiator and side aspect uPVC window with obscure, double glazing.

DINING AREA

9'6" x 9'10" (2.90 x 3.01)

Dining area open to lounge area and kitchen, industrial style column radiator. Leads to;

UTILITY ROOM

5'2" x 8'2" (1.58 x 2.51)

High and low base units with marble work surface, stainless steel sink and drainer with mixer tap over, double glazed window to the rear, boiler and consumer unit, plumbing access for a washing machine, industrial colmn radiator. Leads to;

KITCHEN

15'1" x 11'8" (4.60 x 3.56)

Sparkle white work tops with matte grey base units, integrated fridge/freezer, induction hob, electric oven and microwave complete with tempered glass (black) extractor fan over, stainless steel sink and drainer with mixer tap over. Double glazed uPVC window to the side aspect, vertical radiator. Feature skylight to ceiling, allowing for natural light. Access to rear garden via double glazed uPVC back door.

LANDING

Open to stairs from ground floor, front and side double glazed windows, loft hatch, (inside is boarded and insulated) leads to ;

BEDROOM ONE

13'11" x 9'8" (4.26 x 2.97)

Double room to front aspect, double glazed French doors that overlook the spectacular views, industrial style column radiator.

BEDROOM TWO

11'6" x 10'4" (3.53 x 3.15)

Double glazed window to the rear, industrial style column radiator.

BATHROOM

7'9" x 8'6" (2.37 x 2.60)

Walk in shower suite, low level wc and sink with mixer tap over and base unit, extractor fan, double glazed obscured window to the rear, chrome towel radiator

OUTSIDE

FRONT: Patio terrace with beautiful views, side access, steps

to multi-vehicle driveway and generous single garage.

REAR: Patio to raised tier garden, water tap and double sockets.

GARAGE

24'8" x 13'1" (7.52 x 3.99)

Single garage with electric roller door. Side aspect double glazed uPVC window.

TENURE

We are advised that the property is FREEHOLD.

