



4 Islwyn Court, Risca, Newport, NP11 6LD
Guide Price £160,000

**** GUIDE PRICE £160,000-£170,000 ** TWO BEDROOM, END OF TERRACE ** TWO RECEPTION ROOMS ** NO ONWARD CHAIN ****

Available in the charming area of ISLWYN COURT, RISCA, this delightful END-LINK TERRACE house presents an excellent opportunity for FIRST TIME BUYERS. The property boasts TWO GENEROUSLY SIZED DOUBLE BEDROOMS, having been thoughtfully converted from its original three-bedroom layout, allowing for spacious living. Upon entering, you are welcomed into a bright RECEPTION ROOM that flows seamlessly into a SECOND RECEPTION/ DINING AREA, perfect for entertaining guests or enjoying family time. The ground floor also features a convenient W/C, while the first floor is home to a well-appointed BATHROOM, catering to all your needs. The first come, first serve, COMMUNAL PARKING area provides ease of access, although it is important to note that there is no allocated parking with the property. The location is particularly advantageous, with local BUS, TRAIN AND ROAD ROUTES nearby, ensuring effortless travel to both NEWPORT, CARDIFF AND BRISTOL. Residents will appreciate the proximity to a variety of LOCAL AMENITIES, including primary and secondary schools, making this home ideal for families. This property not only offers a comfortable living space but also a vibrant community atmosphere, making it a perfect choice for those looking to settle in a welcoming neighborhood. Don't miss the chance to make this lovely house your new home.

EPC- D
COUNCIL TAX- B (Caerphilly)



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

ENTRANCE HALL

Access into entrance hallway from uPVC front door with obscure double glazing. Open to stairway for first floor landing. Provides access into the family dining room, kitchen and ground floor W/C.

LOUNGE

14'11" x 9'11" (4.56 x 3.04)

Family sized lounge to rear aspect with double glazed uPVC sliding doors to South-West facing garden. Open to dining room, gas fire place into chimney breast and single central heating radiator.

DINING ROOM

11'7" x 8'4" (3.54 x 2.56)

Dining room open to lounge with rear aspect double glazed uPVC windows, single central heating radiator. Accessible from entrance hallway.

GROUND FLOOR W/C

2'5" x 4'4" (0.76 x 1.34)

Ground floor suite with low level W/C and sink with chrome mixer taps over. Side aspect double obscure glazed uPVC window, twin central heating radiator present.

FIRST FLOOR LANDING

First floor landing open to stairway, leading to bedroom one and two along with first floor bathroom. Front access double glazed uPVC window. Loft hatch present.

BEDROOM ONE

18'0" x 13'7" (5.51 x 4.16)

Generous double bedroom to rear and side aspects with double glazed uPVC window. Single central heating radiator present along with two storage cupboards. (Bedroom has been previously converted from two rooms, into one).

BEDROOM TWO

12'8" x 9'10" (3.87 x 3.02)

Double bedroom to rear aspect with double glazed uPVC window and twin central heating radiator. Storage cupboard present.

BATHROOM

5'10" x 8'8" (1.79 x 2.65)

Adapted shower suite with low level W/C and sink with chrome mixer taps over. Double obscure glazed uPVC window to side aspect. Single central heating radiator.

OUTSIDE

FRONT: Access from street and communal, unassigned parking area.
REAR: Low maintenance patio area with views of the Islwyn Valley. South-West facing garden with rear gated access.

TENURE

We are advised this property is FREEHOLD.

