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

# 159 Ty Isaf Park Avenue, Risca, Newport, NP11 6NL

## Guide Price £190,000

** GUIDE PRICE £190,000 - £200,000 ** MID TERRACED HOME ** THREE BEDROOMS ** NO ONWARD CHAIN ** OPEN PLAN LOUNGE/ DINER ** SHORT COMMUTE TO M4 ** NEARBY AMENITIES **

Nestled in the charming area of TY-ISAF PARK AVENUE in RISCA, Newport, this delightful MID-TERRACED house presents an excellent opportunity for families and first-time buyers alike. The property boasts THREE well-proportioned BEDROOMS, providing ample space for rest and relaxation. The inviting OPEN PLAN LOUNGE/ DINER serves as a perfect gathering space for family and friends, creating a warm and welcoming atmosphere. The house features a practical first floor bathroom, designed to cater to the needs of modern living. With its thoughtful layout, this home offers both comfort and functionality, making it an ideal choice for those seeking a blend of convenience and style. Situated in a friendly neighbourhood, residents will appreciate the local amenities and transport links that Risca has to offer, including the short commute to the M4, making access to NEWPORT, CARDIFF AND BRISTOL a breeze. This property is not just a house; it is a place where memories can be made and cherished. Whether you are looking to settle down or invest, this home is a wonderful opportunity to embrace a vibrant community in Newport.

EPC - TBC

COUNCIL TAX - B (Caerphilly)

Lakeside House,
Cwmbran NP44 3GA
**E:** cwmbran@sageandco.co.uk

**T:** 01633 838888
www.**sageandco**.co.uk

65 Tredegar Street,
Risca NP11 6BW
**E:** risca@sageandco.co.uk

## ENTRANCE HALLWAY
Access through upvc front door, open to the stairs to access first floor, storage cupboard, twin radiator

## LOUNGE
12'0" x 21'9" (3.68 x 6.65)
Double glazed windows to the front and rear, french doors to the rear, 2x single radiators, electric fire into chimney.

## KITCHEN
5'8" x 12'9" (1.75 x 3.89)
High and low base units with marble effect, stainless steel sink and drainer, space for washing machine, electric hob and oven, twin radiators.

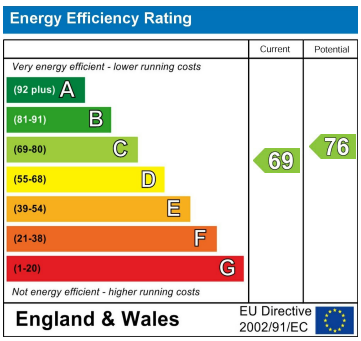
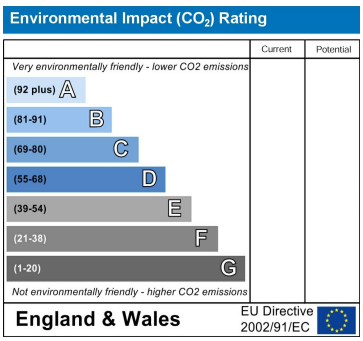
## LANDING
Loft latch present , airing cupboard housing boiler, access to bedrooms and bathroom

## BEDROOM ONE
9'6" x 12'8" (2.91 x 3.87)
Double room, double glazed window to the front, single radiator

## BEDROOM TWO
10'4" x 8'9" (3.16 x 2.67)
Double room, double glazed window to the rear, single radiator

## BEDROOM THREE
9'10" x 10'0" (3.01 x 3.05)
Single room, double glazed window to the front, single radiator.

## BATHROOM
5'9" x 9'5" (1.77 x 2.89)
Shower suite with marble effect cladding, sink with mixer tap over, low level wc, obscured double glazed window to the rear, single radiator

## OUTSIDE
FRONT- Patio forecourt, dropped curb to pedestrian pathway, brick wall boundary, side shared gated access.
REAR- Patio areas onto lawned area, brick built shed to the rear, planting areas with shrubs to boundary.

## TENURE
We are advised that this property is FREEHOLD.