



15 Sarn Place, , Risca NP11 6FP
Guide Price £120,000

**** GUIDE PRICE £120,000 - £130,000 ** MID TERRACED HOME ** TWO BEDROOM ** SHORT COMMUTE TO M4 ** NEARBY TRANSPORT LINKS ****

Welcome to this charming TERRACED HOUSE located in the desirable area of SARN PLACE, RISCA. This delightful property features a well-proportioned RECEPTION ROOM, perfect for entertaining guests or enjoying a quiet evening at home. With TWO comfortable BEDROOMS, this house is ideal for small families, couples, or individuals seeking a cosy retreat. The property includes a well-appointed BATHROOM, ensuring convenience and comfort for all residents. Although the size of the house is not specified, the layout is designed to maximise space and functionality, making it a practical choice for modern living. Sarn Place is known for its friendly community atmosphere and convenient access to LOCAL AMENITIES, including shops, schools, and parks. This location offers a perfect blend of tranquillity and accessibility, making it an excellent choice for those looking to settle in a welcoming neighbourhood. This terraced house presents a wonderful opportunity for anyone seeking a home that combines comfort, style, and a prime location. Don't miss the chance to make this lovely property your

own.
EPC - F
COUNCIL TAX - B (Caerphilly)



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

LOUNGE

10'5" x 13'3" (3.20 x 4.05)

Cosy lounge to front aspect complete with double glazed uPVC window and front door, electric fireplace into chimney breast and two electric radiators, Leads to;

KITCHEN

9'10" x 10'4" (3.01 x 3.15)

Range of high and low base storage units complete with granite effect rolled worktops, electric hob and oven, chrome circulation fan over, stainless steel sink with drainer and mixer taps over, tiled splash back surround, space for free standing appliances, under stair storage cupboard, rear aspect double glazed uPVC window. Access for stairs to first floor and desperately to rear garden.

FIRST FLOOR LANDING

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

BEDROOM ONE

8'2" x 13'5" (2.50 x 4.09)

Double to front aspect complete with two double glazed uPVC window, in built storage cupboards and electric radiator.

BEDROOM TWO

6'9" x 11'2" (2.06 x 3.41)

Single bedroom to the rear aspect with double glazed uPVC window and electric radiator.

BATHROOM

7'4" x 4'2" (2.24 x 1.28)

Bath suite with electric shower over head, low level WC and sink with base storage units, chrome towel radiator, rear aspect obscure double glazed uPVC window, boiler tank to airing cupboard, part tiled splash-back finish.

OUTSIDE

FRONT: Steps to raised patio forecourt.

REAR: tiered rear garden with a range of patio and lawned areas, fish bond to first tier, shed to rear boundary, beautiful views.

TENURE

We are advised that this property is FREEHOLD.

