



15 Cheviot Close, Risca, Newport, NP11 6RH

Guide Price £180,000

**** GUIDE PRICE £180,000 ** THREE BEDROOM ** SEMI-DETACHED HOME ** OFF ROAD PARKING ** NO ONWARD CHAIN ** OPEN PLAN LOUNGE/ DINER ** SHORT COMMUTE TO M4 ****

Welcome to this charming property located on CHEVIOT CLOSE in the delightful town of RISCA. This well-proportioned home boasts THREE inviting BEDROOMS, making it an ideal choice for families or those seeking extra space. The property features a well-appointed FIRST FLOOR BATHROOM, ensuring convenience for all residents. This home offers a comfortable living environment, perfect for both relaxation and entertaining. The layout is designed to maximise space and light, creating a warm and welcoming atmosphere throughout. Situated in a peaceful neighbourhood, Cheviot Close provides a sense of community while still being conveniently close to local amenities. Residents can enjoy easy access to shops, schools, and parks, making it a practical choice for everyday living. This property presents an excellent opportunity for those looking to settle in a vibrant area, with a short commute to M4. Whether you are a first-time buyer or seeking a family home, this residence is sure to meet your needs. Do not miss the chance to make this lovely property your own.

EPC - C
COUNCIL TAX - C (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 HALL

Access through UPVC front door that opens to the stairs, obscured double glazed window to the side, consumer unit, twin radiator.

LOUNGE/DINER

20'9" x 15'4" (max) (6.35 x 4.69 (max))

Double glazed window to the front and rear, under stairs storage cupboard, access to hallway, electric fire, open diner, two twin radiators.

KITCHEN

9'1" x 9'0" (2.77 x 2.76)

Range of high and low base units with marble effect work surfaces, inset stainless steel sink and drainer, ceramic hob and oven, double glazed window and door to the rear, twin radiator, imersion boiler.

LANDING

Open to the stairs, loft hatch present and this is boarded and insulated, tank in airing cupboard.

BEDROOM ONE

10'5" x 9'10",173'10" (3.20 x 3,53)

Double glazed window to the front, single radiator.

BEDROOM TWO

9'0" x 9'9" (2.75 x 2.98)

Double window to the rear, single radiator

BEDROOM THREE

7'8" x 8'7" max (2.34 x 2.63 max)

Double glazed window to the front, single radiator

BATHROOM

8'4" x 5'10" (2.56 x 1.80)

Pannelled bath with electric over head shower, sink with chrome taps over, low level WC, tiled finish, obscured double glazed window to the rear.

OUTSIDE

REAR- Sloped lawn garden with steps to rear, gated access, concrete patio to the side.
FRONT- Sloped lawn with steps from pedestrian footpath, concrete patio area.

