



## 26 Hill Street, Risca, , Gwent NP11 6QH

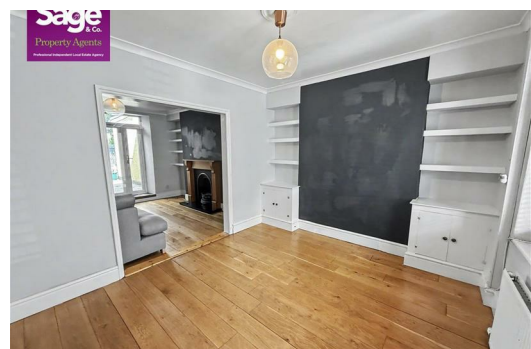
Guide Price £170,000

**\*\* GUIDE PRICE £170,000 - £180,000 \*\* NO ONWARD CHAIN \*\* THREE BEDROOM, MID-TERRACED \*\* OPEN PLAN LOUNGE/ DINER \*\* GENEROUS REAR GARDEN \*\* CLOSE TO M4 \*\***

Nestled in the charming area of HILL STREET, RISCA, this delightful 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 reception/ dining room serves as a perfect gathering space for family and friends, creating a warm and welcoming atmosphere. The house features a practical GROUND 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 enjoy easy access to LOCAL AMENITIES, schools, and parks, enhancing the overall appeal of this property. The surrounding area is known for its community spirit and accessibility. With easy access to the M4 corridor, making NEWPORT, CARDIFF and BRISTOL a breeze. This terraced house on Hill Street is not just a property; it is a place where memories can be made.

With its charming features and prime location, it is sure to attract interest from a variety of buyers. Do not miss the chance to view this lovely home and envision your future in this delightful setting.

EPC - D  
COUNCIL TAX - B (Caerphilly)



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## ENTRANCE HALLWAY

Access via wooden front door into porch area, Consumer unit present. Leads onto hallway open to stairs to first floor landing, Access to;

## SITTING/ DINING ROOM

10'4" x 12'4" (3.17 x 3.78)

Ample sitting/ dining room to front aspect with double glazed uPVC window, twin radiator and chimney breast present. Open plan to;

## LOUNGE

11'11" x 11'6" (3.65 x 3.52)

Cosy lounge area to rear aspect complete with double glazed uPVC French doors to garden, gas fireplace into chimney breast, vertical column radiator. Leads to;

## KITCHEN

7'6" x 11'6" (2.31 x 3.53)

Range of high and low base units complete with a wooden effect worktop with polycarbonate sink with drainer, chrome mixer taps over, gas hob and oven and space for free standing appliances. Side aspect double glazed uPVC window and back door, skylights present to vaulted ceiling, under stair storage space available, leads to;

## BATHROOM

8'11" x 8'6" (2.72 x 2.60)

Bathroom suite and free standing shower (mains supply), completed with chrome fittings, low level WC and sink with base storage unit. Rear aspect double glazed uPVC obscure window, single radiator and a tiled finish.

## FIRST FLOOR LANDING

Open to stairs to ground floor, rear aspect double glazed uPVC window, loft hatch present, leads to;

## BEDROOM ONE

9'8" x 10'1" (2.96 x 3.08)

Double bedroom to rear aspect complete with double glazed uPVC window and twin radiator.

## BEDROOM TWO

12'4" x 7'5" (3.78 x 2.28)

Double bedroom to front aspect complete with double glazed uPVC window and twin radiator,

## BEDROOM THREE

7'3" x 9'6" (2.21 x 2.90)

Single to front aspect complete with double glazed uPVC window and twin radiator.

## OUTSIDE

FRONT: Access to front door from pedestrian footpath.

REAR: Patio area onto lawned garden with brick built shed to rear boundary and rear gated access to lane.

## TENURE

We are advised this property is FREEHOLD.

