



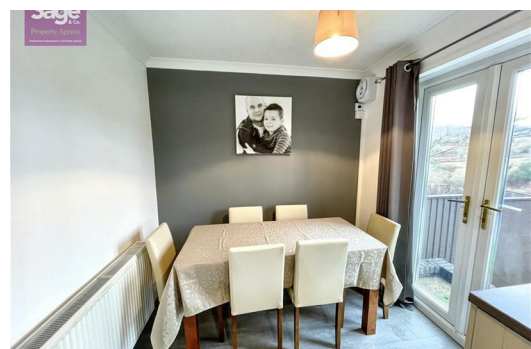
74 Cotswold Way, Risca, Newport, NP11 6RG

Guide Price £210,000

**** GUIDE PRICE £210,000-£215,000 ** OFF ROAD PARKING ** * DESIRABLE LOCATION ** SPECTACULAR VIEWS ****

Nestled in the picturesque COTSWOLD WAY, RISCA this charming TWO-BEDROOM SEMI-DETACHED house offers a delightful blend of comfort and modern living. The property boasts a GENEROUS LOUNGE, perfect for relaxation and entertaining, alongside a contemporary KITCHEN/DINER that is ideal for family meals and gatherings. On the first floor, you will find TWO BEDROOMS, providing ample space for rest and privacy. The FAMILY BATHROOM is conveniently located on this level, ensuring easy access for all. Outside, the property features a DOUBEL DRIVEWAY and a SINGLE GARAGE, providing parking for up to three vehicles, which is a rare find in this area. The garage also includes an additional UTILITY ROOM, adding to the practicality of the home. The rear GARDEN is a true highlight, offering a lovely patio area, a lawn, and a decked space, perfect for enjoying the outdoors. From here, you can take in the spectacular views of the Twmbarlwm mountain, making it an ideal spot for relaxation or entertaining guests. This semi-detached home is not only well-appointed but also situated in a desirable location, making it a perfect choice for families or those seeking a peaceful retreat with stunning natural surroundings. Don't miss the opportunity to make this delightful property your new home.

EPC - C
COUNCIL TAX - B (Caerphilly)



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

www.sageandco.co.uk

ENTRANCE PORCH

Porchway accessable from front driveway. Complete with uPVC front door and surrounding double glazed windows. Wooden door into hallway.

HALLWAY

Accessible from entrance porch. Open to stairs for first floor. Consumer unit present and twin central heating radiator. Leads to;

LOUNGE

11'10" x 12'10" (3.61 x 3.93)

Generously sized lounge to front aspect with uPVC double glazed window and twin central heating radiator. Electric fire place present with marble effect mantle finish (gas capped). Leads to;

KITCHEN/ DINER

14'11" x 7'6" (4.55 x 2.31)

High and low base storage units with matte finish, wooden effect work tips, polycarbonate sink with drainer and chrome mixer taps over, gas hob and electric oven. Double glazed uPVC window to rear aspect and French doors to rear garden. Open to dining area. Twin central heating radiator present.

BEDROOM ONE

12'0" x 11'10" (3.67 x 3.62)

Double bedroom to front aspect complete with double glazed uPVC windows. Over Twin central heating radiator present. Gas combination boiler into over stair storage cupboard.

BEDROOM TWO

12'0" 11'10" (3.67 3.62)

Generous single bedroom rear aspect complete with double glazed uPVC window to rear aspect. Twin central heating radiator present.

BATHROOM

5'6" x 6'26'7" (1.69 x 191)

Bathroom suite complete with over head shower and a fully tiled finish. Double glazed, obscure window to rear aspect. Low level WC and sink with chrome mixer taps over. Chrome towel radiator present.

OUTSIDE

FRONT: Double driveway to front with bricked hard standing. Access to garage.
REAR: Split level patio and lawned areas with decking to rear boundary. Views over the Twmbarlwm mountain and surrounding greenery.

SINGLE GARAGE

Single garage with vehicle access to the front aspect. Up and over garage door. Electric supply present and separate loft hatch to main house. Door to rear aspect leading to;

UTILITY ROOM (Garage)

Utility room separated to the rear of the garage. Base storage

units and rolled worktop, stainless steel sink and drainer with mixer tap over. Space for appliances. Single glazed rear aspect wooden framed window and back door to rear garden.

TENURE

We are advised that this property is FREEHOLD.

