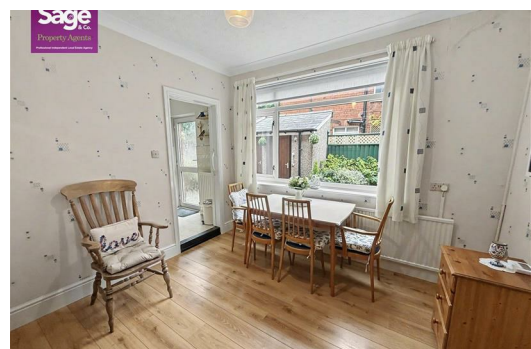
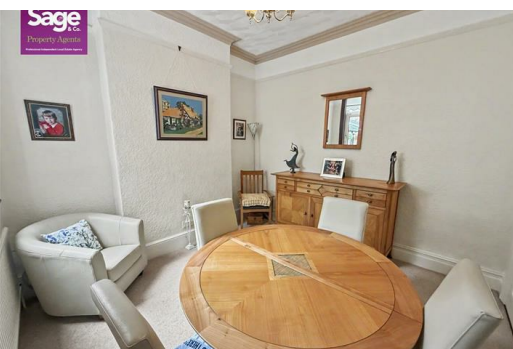




3 Gelli Crescent, Risca, Newport, NP11 6QG
Guide Price £260,000

**** GUIDE PRICE £260,000 - £280,000 ** SEMI-DETACHED FAMILY HOME ** THREE DOUBLE BEDROOMS ** OFF ROAD PARKING ** NO CHAIN ** SHORT COMMUTE TO M4 ** SOUGHT AFTER LOCATION ****

Nestled in the charming area of GELLI CRESCENT, RISCA, Newport, this delightful SEMI-DETACHED HOUSE presents an excellent opportunity for families and professionals alike. With THREE spacious RECEPTION ROOMS, this property offers ample space for both relaxation and entertainment. The well-proportioned living areas are perfect for hosting gatherings or enjoying quiet evenings at home. The house features THREE comfortable DOUBLE BEDROOMS, providing a peaceful retreat for family members or guests. The single bathroom is conveniently located on the first floor, ensuring ease of access for all residents. For those with vehicles, the property INCLUDES PARKING for one car, adding to the convenience of living in this lovely neighbourhood. Gelli Crescent is well-positioned, offering easy access to local amenities, schools, and transport links and even the Monmouthshire and Brecon Canal making it an ideal choice for those seeking a balance of tranquility and accessibility. This semi-detached house is a wonderful opportunity to create a home in a friendly community. With its generous living space and practical features, it is sure to appeal to a variety of buyers. Do not miss the chance to view this charming property and envision the possibilities it holds for



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

ENTRANCE HALLWAY

Access via uPVC front door into entrance porch, leads onto hallway, open to stairway, leads to;

LOUNGE

13'2" x 11'10" (4.03 x 3.62)

Bay fronted lounge to front aspect complete with double glazed uPVC window, gas fire into chimney breast and single radiator.

SITTING ROOM

11'2" x 10'8" (3.41 x 3.26)

Sitting room to rear aspect complete with double glazed uPVC window, chimney breast present, single radiator.

DINING ROOM

10'9" x 10'10" (3.29 x 3.31)

Dining room to side aspect complete with double glazed uPVC window, chimney breast with electric fireplace inset, single radiator.

KITCHEN

10'11" x 6'6" (3.35 x 1.99)

Range of high and low base units complete with marble effect rolled worktops, with stainless steel sink and drainer, chrome mixer taps over, space for free standing appliances, rear aspect double glazed uPVC window and side aspect back door, single radiator.

FIRST FLOOR LANDING

Split level landing open to stairway to ground floor, storage cupboard and loft hatch present, leads to;

BEDROOM ONE

11'11" x 17'9" (3.64 x 5.42)

Double bay fronted bedroom to front aspect complete with double glazed uPVC window, chimney breast present, two single radiators.

BEDROOM TWO

BEDROOM TWO

11'4" x 10'7" (3.46 x 3.25)

Double bedroom to rear aspect uPVC window, chimney breast present and single radiator.

BEDROOM THREE

11'3" x 11'1" (3.43 x 3.40)

Double bedroom to rear and side aspects with double glazed uPVC windows, free standing electric shower to corner, two single radiators.

BATHROOM

6'9" x 6'3" (2.08 x 1.93)

Bathroom suite with low level WC, sink with mixer taps over, storage cupboard housing gas combination boiler, side aspect obscure double glazed uPVC window, chrome towel radiator and a tiled finish.

OUTSIDE

FRONT: Steps to front door from pedestrian footpath, tiered garden with stone chippings to slope and planted shrubbery, side gated access available.

REAR: Concrete patio area onto a lawned garden to first tier, patio to second tier with rear gated access to back lane and single garage separately, brick build storage/ utility unit and outside W/C, shrubbery to boundaries.

PARKING

Single garage accessible from back lane with manual up and over door, rear aspect double glazed uPVC window and door to rear garden, electric supply present.

TENURE

We are advised that this property is FREEHOLD.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

