



7 Priory Street, Risca, Newport, NP11 6QE

Guide Price £170,000

** GUIDE PRICE £170,000 - £180,000 ** SEMI-DETACHED HOME ** THREE BEDROOMS ** NO ONWARD CHAIN ** REFURBISHMENT OPPORTUNITY ** SHORT COMMUTE TO M4 **

Nestled in the charming area of PRIORY STREET, RISCA, this delightful SEMI-DETACHED house offers a perfect blend of comfort and convenience. With TWO spacious RECEPTION ROOMS, this property is ideal for both relaxation and entertaining guests. The well-proportioned layout ensures that each room flows seamlessly into the next, creating a warm and inviting atmosphere. The house boasts THREE generously sized BEDROOMS, providing ample space for families or those looking to create a home office or guest room. Situated in a friendly neighbourhood, this property is conveniently located near LOCAL AMENITIES, schools, and transport links, making it an excellent choice for families and commuters with its short commute to the M4. Making NEWPORT, CARDIFF AND BRISTOL all within reasonable time frames. The surrounding area offers a variety of parks and recreational facilities, perfect for enjoying the outdoors. This semi-detached house on Priory Street presents a wonderful opportunity for those seeking a period home to add their own influence to. Viewings are highly advised to truly appreciate this gem.

EPC - D
Council Tax - C (Caerphilly)



70 Tredgar Street Risca NP11 6BW
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ENTRANCE HALL

Enter through a wooden front door into the porch, leads to entrance hall and stairs to the first floor, twin radiator, consumer unit and under stairs storage cupboard.

LOUNGE

Bay fronted lounge with double glazed aluminium window, twin radiator, gas fire in chimney

SITTING ROOM

Double glazed window to the rear, gas fire into chimney, twin radiator

DINING ROOM

Two double glazed windows to the rear, access from the hallway, twin radiator, gas fire into chimney

KITCHEN

Base and wall units with a granite effect rolled edge work surface, space for washing machine, twin radiator, two double glazed window to side and rear, wooden door onto

LEAN TO

Side access leads to ingle glazed wooden frame window surround, back door to the garden

LANDING

Open to the stairs for first floor, access to all upstairs rooms, split level, loft hatch

BEDROOM ONE

Two double glazed window to the front, chimney breast present, twin radiator.

BEDROOM TWO

Double glazed window to the rear, twin radiator, chimney breast

BEDROOM THREE

Double window to the rear, twin radiator, airing cupboard housing gas combi boiler

BATHROOM

Fitted bath suite, low level wc and sink with mixer tap over, double glazed obscured window to the side, twin radiator.

OUTSIDE

FRONT: Gated forecourt area with side gated access
REAR: Split level garden with views of Machen, patio with lawned area, outside shed, side gated access, outside w/c. Gated access to Hillside to rear boundary.

TENURE

We are advised that this property is FREEHOLD.

