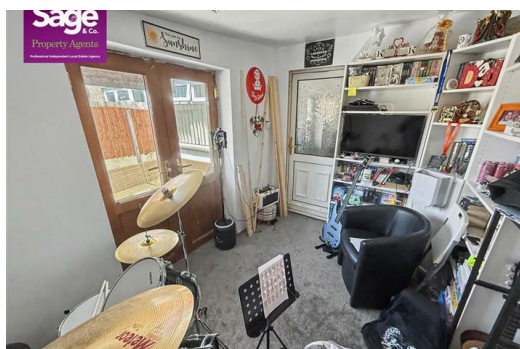
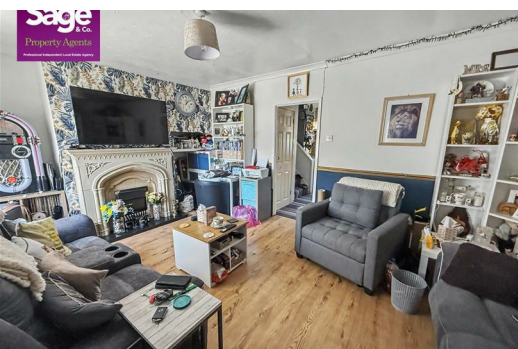


199 Manor Way, Risca, Newport, Gwent NP11 6AE
Guide Price £160,000

**** GUIDE PRICE £160,000 - £170,000 ** MID-TERRACED HOUSE ** FOUR BEDROOMS ** TWO RECEPTION ROOMS ** GROUND AND FIRST FLOOR BATHROOMS ** SHORT COMMUTE TO M4 **** Nestled in the charming area of MANOR WAY, RISCA, Newport, this delightful MID-TERRACED HOUSE offers a perfect blend of comfort and convenience. With FOUR well-proportioned BEDROOMS, this property is ideal for families or those seeking extra space for guests or a home office. Upon entering, you are greeted by TWO inviting RECEPTION ROOMS, providing ample space for relaxation and entertaining. These versatile areas can be tailored to suit your lifestyle, whether you envision a cosy LIVING ROOM or a vibrant DINING SPACE. The layout of the home promotes a warm and welcoming atmosphere, making it an ideal setting for family gatherings or quiet evenings in. The property boasts TWO BATHROOMS, ensuring that morning routines run smoothly for everyone in the household. This feature is particularly advantageous for larger families or those who appreciate the convenience of additional facilities. Situated in a well-connected location, residents will benefit from easy access to LOCAL AMENITIES, schools, and transport links, making it a practical choice for daily commuting or leisure activities. The surrounding area offers a blend of community spirit and natural beauty, with parks and green spaces nearby for outdoor enjoyment.

EPC - D
COUNCIL TAX - B (Caerphilly)



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

ENTRANCE HALLWAY

Access via uPVC front door with obscure double glazing, open to stairs for first floor landing, open to kitchen, leads to;

LOUNGE

17'4" x 11'5" (5.30 x 3.48)

Family lounge to rear aspect complete with double glazed uPVC window, electric fireplace into chimney breast, two twin radiators.

KITCHEN

14'6" x 7'5" (4.42 x 2.28)

Range of high and low base storage units complete with granite effect rolled worktops, stainless steel with drainer, space for free standing appliances, twin radiator, rear aspect double glazed uPVC window.

GROUND FLOOR WC

6'0" x 2'11" (1.83 x 0.90)

Low level WC with sink and base storage unit, mixer tap over, front aspect double glazed uPVC obscure window.

SITTING/ DINING ROOM

11'1" x 7'8" (3.40 x 2.36)

Accessible from lounge, uPVC French doors to rear garden.

FIRST FLOOR LANDING

Open to stairs for ground floor, loft hatch present, twin radiator, leads to;

BEDROOM ONE

11'6" x 7'10" (3.52 x 2.39)

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

BEDROOM TWO

11'6" x 8'11" (3.52 x 2.72)

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

BEDROOM THREE

7'9" x 9'3" (2.37 x 2.83)

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

BEDROOM FOUR

7'9" x 6'11" (2.38 x 2.13)

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

BATHROOM

6'8" x 4'10" (2.04 x 1.49)

Bathroom suite complete with over head shower, low level WC, sink with base storage unit and extractor fan to ceiling.

OUTSIDE

FRONT: Tiered decking areas with shared access to steps. Accessible from pedestrian pathway.

REAR: Patio area with artificial lawn laid over, rear gated access, concrete shed with electric supply.

TENURE

We are advised that this property is FREEHOLD.

AGENTS NOTE

This property is of poured concrete construction, which is mortgage-able to a number of high street and second rate lender. However, we advise you check with your chosen lender criteria before deciding to view or purchase.

