



45 Mount Pleasant Road, Risca, , NP11 6QB

Guide Price £160,000

** GUIDE PRICE £160,000 ** NO ONWARD CHAIN ** FULLY REFURBISHED THROUGHOUT ** STYLISH AND MODERN ** TWO DOUBLE BEDROOMS ** GENEROUS OPEN PLAN LOUNGE/ DINING ROOM **

Viewings now available in Mount Pleasant Road in the charming town of Risca, this delightful MID-TERRACED HOUSE presents an excellent opportunity for FIRST TIME BUYERS. Recently refurbished throughout, the property is WELL PRESENTED and ready for you to move straight in, making it a hassle-free choice for those looking to settle into their new home. The generous OPEN PLAN lounge and dining room create a welcoming space, perfect for both relaxation and entertaining. The MODERN FITTED KITCHEN is designed with functionality in mind, providing a stylish area for culinary pursuits. Upstairs, you will find TWO SPACIOUS DOUBLE BEDROOMS, ensuring ample room for rest and personal space, along with a well-appointed first floor bathroom. Situated in a SOUGHT-AFTER LOCATION, this property is conveniently close to RISCA TOWN CENTER, offering a variety of shops and amenities. Additionally, the picturesque Monmouth and Brecon Canal is just a stone's throw away, providing a lovely setting for leisurely walks and outdoor activities. With excellent TRANSPORT LINKS nearby, commuting to surrounding areas is made easy. This property is offered with NO ONWARD CHAIN, allowing for a smooth transition into your new home. Don't miss the



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LOUNGE

9'10" x 12'5" (3.01 x 3.81)

Lounge to front aspect with uPVC double glazed window and front door. Open to stairs to first floor with consumer unit above stairway. Twin central heating radiator. Open to:

DINING ROOM

11'11" x 10'4" (3.65 x 3.16)

Open to lounge to rear aspect with with double glazed uPVC window and twin central heating radiator. Chimney breast present.

KITCHEN

10'8" x 6'5" (3.26 x 1.97)

Modern fitted kitchen complete with high and low base storage unit, wooden effect rolled worktops fitted with stainless steel sink/drainer and mixer taps over, ceramic hob and electric oven, chrome extractor fan over. Side aspect uPVC double glazed window and back door. Twin central heating radiator.

FIRST FLOOR LANDING

Landing open to stairs from ground floor. Twin central heating radiator and loft hatch present. Leads to;

BEDROOM ONE

10'8" x 10'6" (3.26 x 3.21)

Double bedroom to front aspect complete with double glazed uPVC window. Twin central heating radiator and over stair storage cupboard.

BEDROOM TWO

9'4" x 9'7" (2.87 x 2.94)

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

BATHROOM

6'6" x 9'7" (1.99 x 2.94)

Bathroom suite to rear aspect with uPVC obscure double glazed window, low level WC and sink with mixer taps over (chrome). Complete with tiled splash backs, airing cupboard housing boiler and twin central heating radiator.

OUTSIDE

FRONT: Accessible from street pathway.

REAR: Courtyard area from back door.

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	58	
(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	

