Putting you & your property first



43 Danygraig Road, Risca, Newport, NP11 6DB

Guide Price £230,000

GUIDE PRICE £230,000 TO £240,000 **SPACIIOUS FAMILY HOME IN SOUGHT AFTER LOCATION**

Nestled on Danygraig Road in the charming town of Risca, Newport, this delightful SEMI DETACHED HOUSE offers a perfect blend of comfort and convenience. With THREE SPACIOUS BEDROOMS this property is ideal for families or those seeking extra room for guests or a home office. The TWO RECEPTION ROOMS provide ample space for relaxation and entertaining, ensuring that you can enjoy both cosy family evenings and lively gatherings with friends.

The property boasts a SPACIOUS LEVEL REAR GARDEN providing a private outdoor space for children to play or for you to unwind in the fresh air. Additionally, the DRIVEWAY allows for parking of one vehicle, adding to the practicality of this lovely home.

Situated in a popular location, this residence is conveniently close to the town centre, offering easy access to local amenities, shops, schools and transport links. Whether you are looking to enjoy the vibrant community or simply appreciate the tranquillity of your own space, this property presents an excellent opportunity for comfortable living in a sought-after area. This property is being sold with NO ONWARAD CHAIN so don't miss the chance to make this charming house your new home.

EPC RATING: D

COUNCIL TAX BAND C







Lakeside House,
Cwmbran NP44 3GA
E: cwmbran@sageandco.co.uk

T: 01633 838888
www.**sageandco**.co.uk

65 Tredegar Street,
Risca NP11 6BW
E: risca@sageandco.co.uk

Sage & Co Estate Agents. Registered in England & Wales - Company Number: 11494777

ENTRANCE
Enter through a double glazed front door.

ENTRANCE HALLWAY
Stairs to the first floor, central heating radiator, door to:

LIVING ROOM
9'8" x 11'6" (2.95 x 3.51)
Double glazed bay window to the front, central heating radiator.

DINING ROOM
11'7" x 12'3" (3.55 x 3.75)
Double glazed window to the rear, central heating radiator

KITCHEN
10'9" x 8'1" (3.28 x 2.47)
Fitted with a range of base and wall units, granite effect work surface, inset stainless steel sink unit, mixer tap over, inset electric hob and oven, space for fridge/freezer, under stairs storage cupboard, double glazed door and window to the side.

INNER HALLWAY
Storage cupboard with electric meter, door leading to:

FAMILY BATHROOM
9'10" x 8'5" (3.01 x 2.58)
Corner bath, separate shower cubicle, low level WC, pedestal wash hand basin, central heating radiator, double glazed window to the side, walls and floor tiled in ceramics.

STAIRS TO THE FIRST FLOOR - LANDING
Loft access, doors to:

BEDROOM ONE
14'11" x 9'8" (4.55 x 2.95)
Two double glazed window to the front, central heating radiator.

BEDROOM TWO
9'0" x 6'0" (2.76 x 1.84)
Double glazed window to the rear, central heating radiator.

BEDROOM THREE
10'9" x 8'2" (3.29 x 2.49)
Double glazed window to the rear, central heating radiator, loft access.

OUTSIDE
FRONT: Forecourt to front.
SIDE: Driveway and gated access to rear
REAR: Patio area leading to level lawn, brick built summer house, storage shed housing combi boiler, outside tap

TENURE
We have been advised freehold





