



18 Holly Road, Risca, Newport, NP11 6HX

Guide Price £140,000

**** GUIDE PRICE £140,000 - £150,000 ** TWO BED END TERRACE** NO ONWARD CHAIN ** NEARBY AMENITIES ** SHORT COMMUTE TO M4 ** CLOSE TO TRANSPORT LINKS ****

Nestled on HOLLY ROAD, RISCA, Newport, this delightful END TERRACED house presents an excellent opportunity for those seeking a comfortable and inviting home. With TWO well-proportioned DOUBLE BEDROOMS, this property is ideal for small families, couples, or individuals looking for a peaceful retreat. Upon entering, you are welcomed into a spacious RECEPTION ROOM that offers a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The layout is designed to maximise space and light, creating a homely feel throughout. The property features a well-appointed first-floor bathroom, ensuring convenience for daily routines. The end terraced nature of the house provides added privacy while still being part of a friendly community. The surrounding area boasts a variety of local amenities, including shops, schools, and parks, making it an ideal location for families and professionals alike. With its appealing features and prime location, this property on Holly Road is a wonderful opportunity for anyone looking to settle in the vibrant town of Risca. Don't miss the chance to make this charming house your new home.

EPC - D
COUNCIL TAX - A (Caerphilly)



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ENTRANCE HALL

Access via composite door from side elevation complete with obscure double glazing, stairway to first floor with storage area and open to kitchen, leads to;

LOUNGE

11'10" x 15'9" (3.61 x 4.82)

Family sized lounge to front aspect complete with double glazed uPVC window, twin radiator and electric fire place into chimney breast.

KITCHEN

10'5" max x 11'1" (3.19 max x 3.40)

Range of high and low base storage uits with granite effect rolled worktop offering an inset stainless steel sink with drainer, chrome mixer tap fittings over, gas hob and electric oven, space for free standing appliances, complete with a tiled splash back and twin radiator.

STAIRS TO FIRST FLOOR - LANDING

Open to stairs from ground floor, loft hatch present, leads to;

BEDROOM ONE

6'6",242'9" x 15'9" (2,74 x 4.82)

Double bedroom to front aspect complete with double glazed uPVC window, twin radiator, gas combination boiler present in airing cupboard.

BEDROOM TWO

10'11" x 9'3" (3.34 x 2.84)

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

FAMILY BATHROOM

6'0" x 5'5" (1.84 x 1.66)

Panelled bath with shower over, glass shower screen, vanity wash hand basin with close coupled WC, chrome heated towel rail, obscure double glazed window to the rear.

OUTSIDE

FRONT: Steps to front door from pedestrian footpath, concrete tiered front garden, side access to entrance door.

REAR: Patio area from back door leading onto stone chippings, inset storage shed.

TENURE

We are advised that this property is FREEHOLD.

