

**98 Ty Isaf Park Road
Risca
Newport**



WELL PRESENTED SEMI DETACHED FAMILY HOME WITH LARGE FLAT GARDEN

- IMMACULATELY PRESENTED SEMI DETACHED HOME
- THREE BEDROOMS
- LARGE LOUNGE/DINER
- GALLEY KITCHEN
- FIRST FLOOR FAMILY BATHROOM
- OFF ROAD PARKING FOR ONE CAR
- LARGE FLAT GARDEN
- WALKING DISTANCE TO AMENITIES
- MAJOR ROAD LINKS CLOSE BY
- IDEAL FIRST PURCHASE

Chain Free £210,000

Ty Isaf Park Road, Risca, NP11 6NH

Introduction

Offered for sale with no onward chain and welcomed to the market in good cosmetic order is this semi detached family home situated on Ty Isaf Park Road, Risca, a few minutes walk from excellent amenities and easy access to major road connections. Local shops, supermarkets, bus stops and well regarded schools are all within walking distance as well as the M4 motorway being close by too, providing an easy commute to Cardiff, Bristol and beyond.

Upon entering the property we are welcomed into the hallway which leads off to a full-length lounge/diner, kitchen then, upstairs, three bedrooms and family bathroom. Outside, the frontage offers off road parking and side access through to the generously-sized rear garden mainly laid to lawn.

Further information and room dimensions can be found below;

GROUND FLOOR

Lounge/diner 21'6" max x 12'0" max (6.57 max x 3.68 max)

Kitchen 12'3" max x 7'3" max (3.75 max x 2.22 max)

FIRST FLOOR

Bedroom 1 (front) 12'2" x 10'10" max (3.71 x 3.31 max)

Bedroom 2 10'9" max x 9'1" max (3.30 max x 2.79 max)

Cupboard housing a modern gas combination boiler

Bedroom 3 9'2" max x 7'0" max (2.81 max x 2.15 max)

Bathroom 6'11" x 6'3" (2.12 x 1.91)

Tenure

Freehold

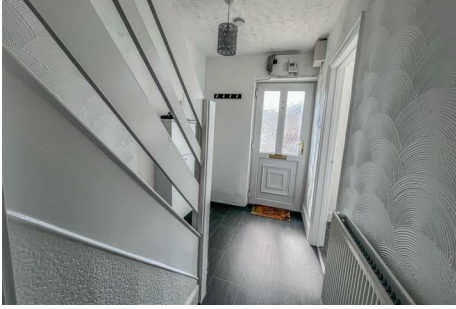
Council tax

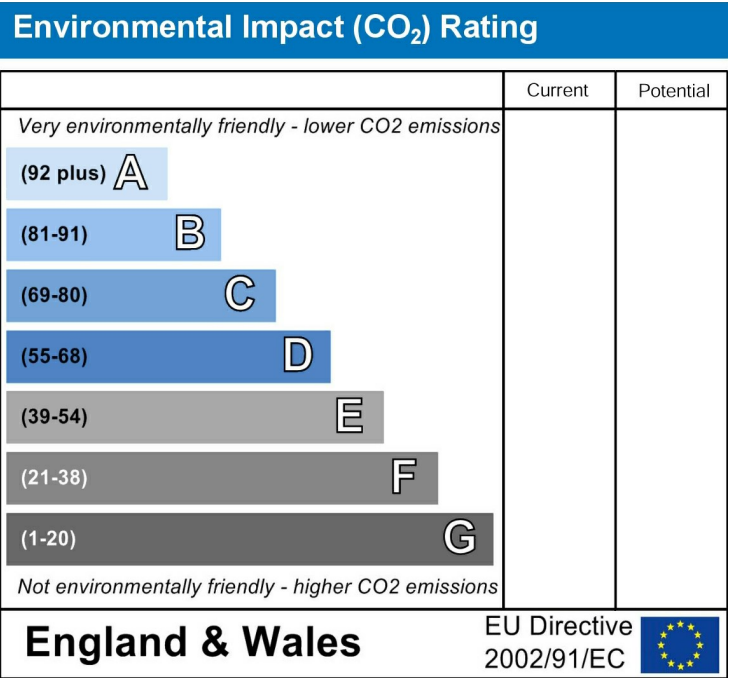
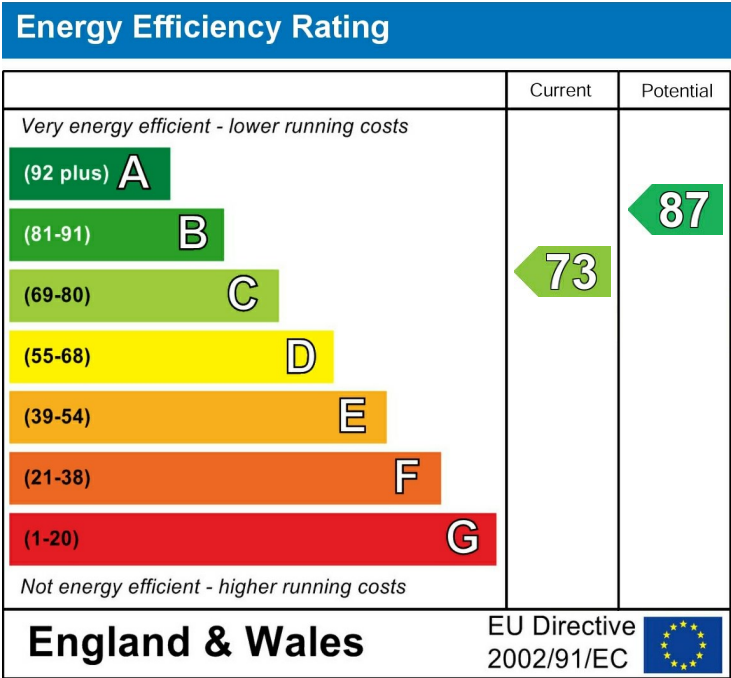
Band C

Viewing

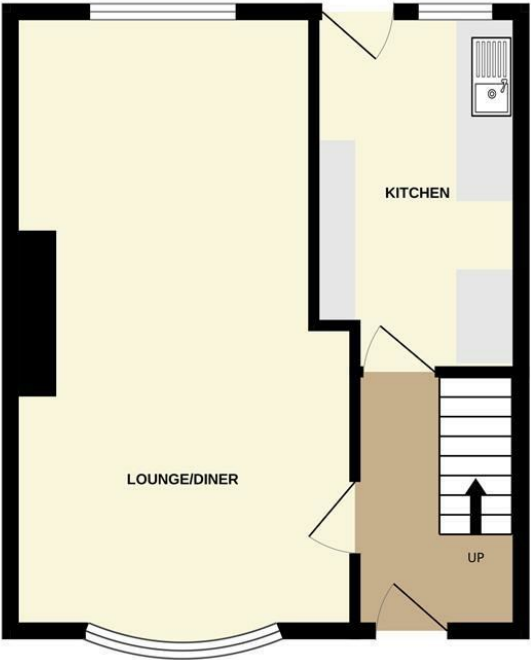
By prior appointment with vendors agents Nuttall Parker. Tel: 01633 212666.

These particulars do not constitute an offer or contract of sale. Whilst every care is taken in the preparation of these particulars, their accuracy cannot be guaranteed and prospective purchasers should satisfy by inspection or otherwise as to the correctness of any statements or information contained therein.

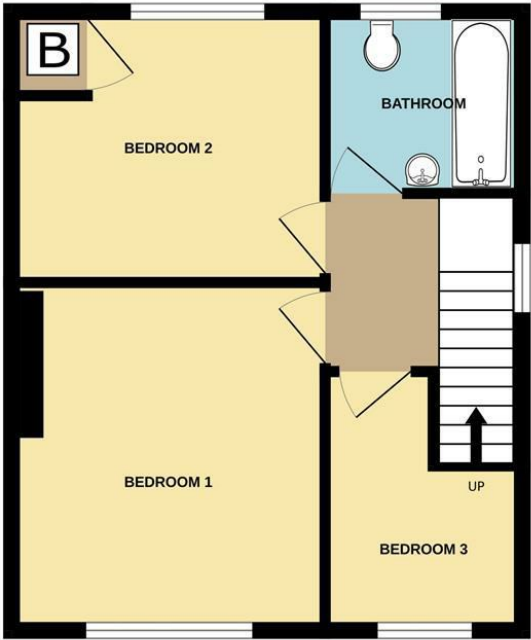




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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