



19 Park Place, Newport NP11 6BN

£170,000

**** EXCELLENT FIRST TIME BUY****

Located in an excellent location of Park Place, Risca, within walking distance for Risca town centre, this delightful mid-terrace house offers three well-proportioned bedrooms, two bathrooms, lounge/dining room and kitchen.

The house is situated in a friendly neighbourhood, making it a wonderful place to call home. Residents can enjoy the local amenities that Risca has to offer, including shops, parks, and schools, all within easy reach. The area is well-connected, providing convenient access to public transport links, making commuting to nearby cities a breeze.

Inside, the property boasts a warm and inviting atmosphere, with potential for personalisation to suit your taste.

Whether you are looking to create a cosy family home or a stylish retreat, this house offers a fantastic opportunity to make it your own.

Tenure: We are advised Freehold
Council Tax Band: B
EPC: D



Entrance

UPVC double glazed door to front, carpeted stairs with stair lift, plastered walls, textured ceiling, radiator, power points.

Reception Room

13'9" x 22'0" (4.21 x 6.72)

UPVC double glazed windows to front and rear, plastered walls, textured ceiling, electric fire place with surround, understairs storage, wooden floor, radiators, power points.

Kitchen

13'11" x 7'7" (4.26 x 2.33)

UPVC double glazed window to side, matching base and wall units, roll edge worktop, sink with drainer and mixer tap, tile splash back, tile floor, plastered walls and ceiling, radiator, power points.

Rear Porch

UPVC double glazed door to side, plastered walls and ceiling, tiled floor.

Bathroom

7'7" x 6'0" (2.33 x 1.84)

UPVC double glazed obscured window to rear, curve walk in bath, PVC panel surround, pedestal hand wash basin, close couple w/c, plastered walls and ceiling, tiled floor, radiator.

Landing

Plastered walls and ceiling, carpet.

Bedroom 1

7'7" x 15'5" (2.33 x 4.7)

UPVC double glazed window to rear, plastered walls and ceiling, carpet, radiator, power points, boiler.

Bedroom 2

10'4" x 11'1" (3.15 x 3.38)

UPVC double glazed window to rear, plastered walls, textured ceiling, carpet, radiator, power points.

Bedroom 3

10'4" x 10'7" (3.15 x 3.23)

UPVC double glazed window to front, plastered walls, textured ceiling, carpet, over stair storage, radiator, power points.

Cloakroom w/c

4'1" x 7'9" (1.27 x 2.38)

UPVC double glazed obscured window to side, close couple w/c, small hand wash basin, plastered walls and ceiling, radiator, vinyl floor.

External

To Rear : Paved patio area, Long flower bed area with grass lawn, shrubbery and conifers, metal shed.

