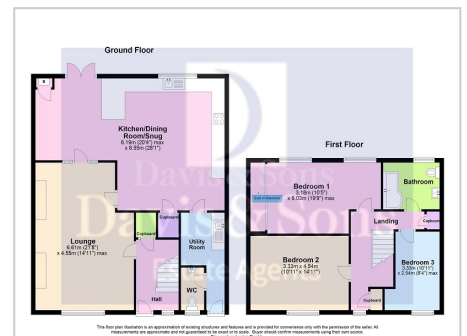


**32 Tanybryn
Risca
Newport
NP11 6JQ**

280,000



- 3 BEDROOMS EXTENDED FAMILY HOME
- NO CHAIN
- GREAT SPACE IN THE KITCHEN/DINING ROOM/SNUG
- OFF ROAD PARKING
- GAS COMBI BOILER ONLY 1 YEAR OLD
- GARDEN BUILDING/WORKSHOP WITH POWER & LIGHTING
- FLAT & LEVEL ENCLOSED REAR GARDEN
- FIRST FLOOR MODERN BATHROOM
- GROUND FLOOR WC



Ref: PRA11288

Viewing Instructions: Strictly By Appointment Only

General Description

This is one of those 'must be viewed' properties so that you can see exactly what's on offer. That's why we are thrilled to offer FOR SALE this great 3 bedroom family home with no onward chain, decorated with a neutral palette throughout. Downstairs is a WC and separate utility room. The good size lounge leads into the dining room/kitchen with breakfast bar and a snug area. The lantern window makes it feel very airy and light - a great family space and for those who like to entertain. French doors off the snug take you to the enclosed, flat rear garden with a workshop at the bottom with power and lighting - ideal as office space, gym or craft room. There is a seating area just outside those French door and composite decked area at the front of the workshop. Upstairs are the three bedrooms and family bathroom with modern 'P' shaped bath and waterfall style shower over it. To the front, you will find off road parking for at least two cars. A good location for those who need to commute with train station only 1 mile away and good access to the A467 and M4. Risca town centre is only a short distance with a range of supermarkets, local shops and a library. THIS WILL MAKE A GREAT FAMILY HOME, CALL OR EMAIL TO ARRANGE A VIEWING. NO CHAIN.

Accommodation



Hall

A pleasant entrance with a double glazed patterned glass entrance door, double glazed window to the front, storage cupboard, stairs to the first floor, laminate flooring, radiator, panelled door to:



Lounge (21' 8" x 14' 11" Max) or (6.61m x 4.55m Max)

A spacious room with a double glazed window to the front, feature fireplace, glass panel door leading to the snug area of the kitchen, 2 radiators, panelled door to:



Kitchen/Dining Room/Snug (20' 4" Max x 28' 1" or (6.19m Max x 8.55m)

A fabulous and spacious room with a lantern window to the roof making this a bright and airy room, double glazed window to the rear, double glazed french doors to the rear leading to the enclosed rear garden, there is space for a dining room table and a sitting area which makes this a great family room, a good range of wall and base units, stainless steel sink with a chrome mixer tap, integrated electric double oven and hob with extractor over, wall cabinet with the wall mounted gas combi boiler (only 1 year old), storage cupboard, 3 radiators, tiled flooring,

panelled door to:



Utility Room

Double glazed pattern glass door to the front, wall unit, worktops with a stainless steel sink, plumbing for a washing machine, tiled floor, radiator, panelled door to:



WC

Double glazed obscured glass window to the front, close coupled wc, vanity style wash hand basin, fully tiled walls, tiled floor.



Landing

Double glazed window to the front, two storage cupboards, access hatch with a drop down ladder to the loft which is boarded for storage and has lighting, panelled doors to:

Bedroom 1 (10' 5" x 19' 8" Max) or (3.18m x 6.00m Max)

Two double glazed window to the rear, built in mirrored door wardrobe, 2 radiators.

Bedroom 2 (10' 11" x 14' 11") or (3.33m x 4.54m)

Double glazed window to the front, radiator.

Bedroom 3 (10' 11" x 8' 4" Max) or (3.33m x 2.54m Max)

Double glazed window to the front, radiator.

Bathroom

Double glazed obscured glass window to the rear, modern bathroom suite comprising a p-shaped bath with shower over, close coupled wc and vanity style storage unit with a built in wash hand basin, fully tiled walls, radiator.

Front

Timber boundary fencing, ample off road parking.

Rear Garden

An enclosed garden with a good size patio seating area accessed by the french doors, pathway leading to a composite decked area, garden mainly laid to lawn.

Workshop

Located at the bottom of the enclosed rear garden, block built with a double glazed door and window, power and lighting, can be used for a variety of uses.

Services

Mains electricity, mains water, mains gas, mains drainage

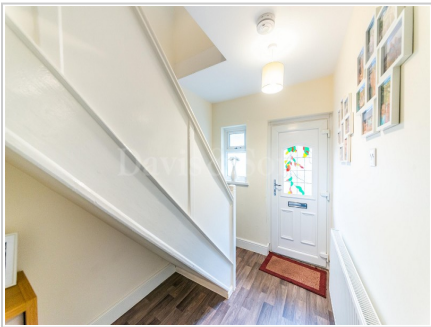
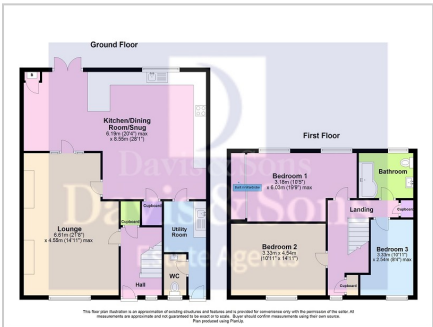
EPC Rating:85

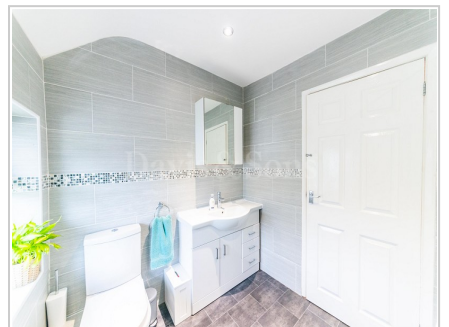
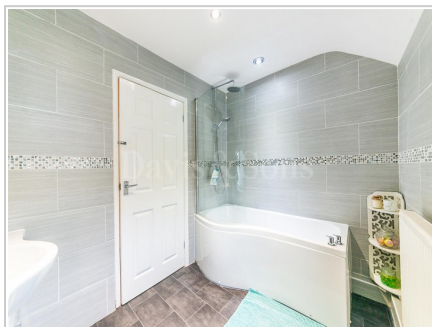
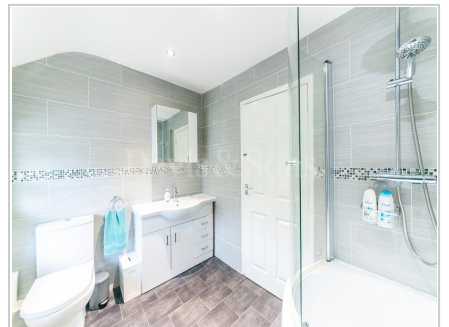
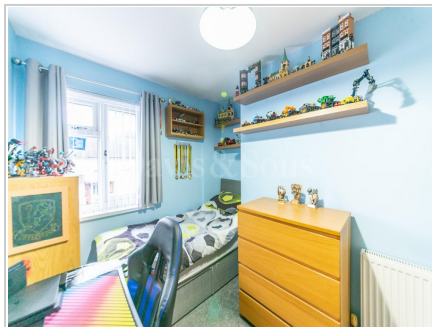
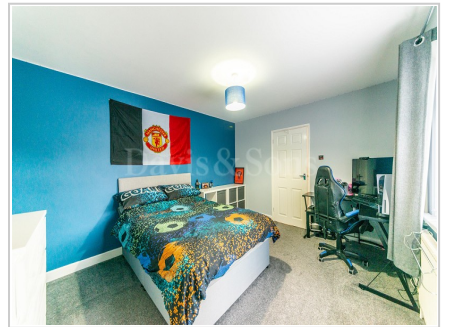
Tenure

We are informed that the tenure is Freehold

Council Tax

Band C








This floor plan illustration is an approximation of existing structures and features and is provided for convenience only with the permission of the seller. All measurements are approximate and not guaranteed to be exact or to scale. Buyer should confirm measurements using their own source.
Plan produced using PlanUp.

All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Land value tax applies. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B	85	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales EU Directive 2002/91/EC 		

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.