

**1 Trafalgar Street  
Risca  
Newport  
NP11 6EB**

**195,000**



- 2 BEDROOMS
- OFF ROAD PARKING
- FIRST FLOOR BATHROOM
- SPACIOUS THROUGH LOUNGE/DINING ROOM
- GOOD SIZE KITCHEN/BREAKFAST ROOM
- ENCLOSED REAR GARDEN
- VERY CLOSE TO RISCA/PONTYMISTER TOWN CENTRES
- WALKING DISTANCE TO THE TRAIN STATION
- GOOD ACCESS TO THE A467 AND ON TO THE M4



**Ref: PRA11289**

**Viewing Instructions: Strictly By Appointment Only**

# General Description

Davis and Sons are pleased to present FOR SALE this lovely 2 bedroom end terrace house in Risca with off road parking. On the ground floor you will find the spacious lounge/dining room and good size kitchen/breakfast room with french door to the enclosed rear garden. On the first floor there are the 2 bedrooms and modern bathroom. Outside to the front is a low maintenance gravelled garden with access to the driveway for off road parking which leads through to the enclosed rear garden. Located within walking distance of Risca/Pontymister with a good range of local shops, library and supermarkets. Ideal location for those who need to commute or those who like to get out and about with access to bus services and the train station which are in walking distance. The A467 is in easy reach giving good access up and down the valley and the M4 Motorway. This lovely house is ready to move in to. NO CHAIN.

## Accommodation

### Hallway

Double glazed entrance door, tiled floor, radiator, panelled door to:



### Lounge/Dining Room (21' 10" x 13' 2") or (6.66m x 4.02m)

Double glazed bay window to the front, stairs to the first floor, under stair storage cupboard, laminate flooring, 2 radiators, door to:



### Kitchen/Breakfast Room (10' 10" x 15' 3") or (3.30m x 4.64m)

Double glazed french doors to the rear, double glazed window to the side, inset spotlights, range of wall and base units, stainless steel sink with chrome mixer tap, integrated electric oven and gas hob with extractor over, wall mounted gas combi boiler, tiled floor, radiator.



### Landing

Velux roof window, hatch to attic, panelled doors to:



### Bedroom 1 (13' 7" x 8' 5") or (4.15m x 2.57m)

Double glazed window to the front, radiator.

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### Bedroom 2 (10' 5" x 6' 3") or (3.17m x 1.91m)

Double glazed window to the front, radiator.

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### Bathroom

Double glazed obscured glass window to the rear, white suite comprising a wall mounted wash hand basin, close coupled wc and a bath with shower over, extractor fan, storage cupboard, chrome heated towel rail, tiled walls and floor, radiator.

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## Front

Brick built boundary walls, gated access to pathway leading to the main entrance door, garden area is low maintenance, access to the side, the driveway and off road parking.

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## Parking

Block paved driveway leading the rear with ample off road parking.

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## Side

The block paved driveway continues to the enclosed rear garden.

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## Rear Garden

The block paved driveway continues to the end of the garden, patio seating area which is accessed by the french doors, a pleasant enclosed garden area which leads to a decked seating area at the bottom of the garden, a metal built garage and storage shed.

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## Services

Mains electricity, mains water, mains gas, mains drainage

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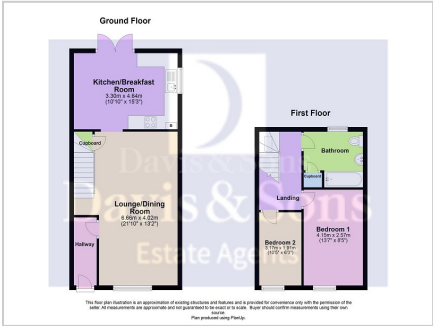
EPC Rating:59

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
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>		
(55-68) <b>D</b>	59	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b> 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.