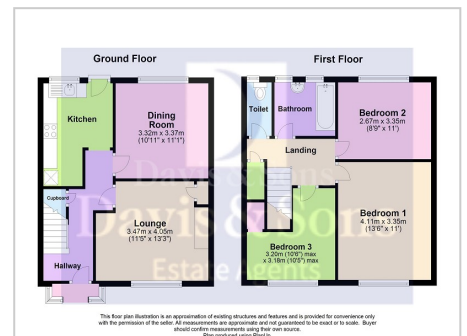


**100 Ty Isaf Park Avenue  
Risca  
Newport  
NP11 6NJ**

**185,000**



- 3 BEDROOMS
- OFF ROAD PARKING
- FLAT AND LEVEL REAR GARDEN
- NEW CARPETS
- POPULAR LOCATION
- LESS THAN 1 MILE TO THE TRAIN STATION
- CLOSE TO GOOD BUS SERVICES
- EASY ACCESS TO THE A467
- GOOD ACCESS TO RISCA TOWN CENTRE



**Ref: PRA11300**

**Viewing Instructions: Strictly By Appointment Only**

# General Description

Davis & Sons are pleased to offer FOR SALE this lovely 3 bedroom house in the popular location of Ty Isaf Park Avenue with off road parking. On the ground floor you will find a separate lounge and dining room and the kitchen. On the first floor there are the 3 good size bedrooms, bathroom and separate WC. Outside there is a spacious flat and level rear garden with the addition of 2 storage buildings/workshops. This will make a great family home. Located in easy reach of Risca town centre with a good range of local shops, cafes, library and supermarkets. Ideal for commuting with the train station less than 1 mile, good bus services close by and the A467 only a short drive. NO CHAIN.

## Accommodation



### Hallway

Double glazed entrance door, stairs to the first floor, under stair storage cupboard, radiator, door to:



### Lounge (11' 5" x 13' 3") or (3.47m x 4.05m)

Double glazed window to the front, alcove storage cupboard, radiator.



### Dining Room (10' 11" x 11' 1") or (3.32m x 3.37m)

Double glazed window to the rear, radiator.



### Kitchen

Double glazed obscured glass panel door to the rear, double glazed window to the rear, range of wall and base units, stainless steel sink with chrome mixer tap, integrated electric oven and hob with extractor over, radiator.



## Landing

Hatch to attic space, storage cupboard, doors to:



## Bedroom 1 (13' 6" x 11' 0") or (4.11m x 3.35m)

Double glazed window to the front, radiator.

## Bedroom 2 (8' 9" x 11' 0") or (2.67m x 3.35m)

Double glazed window to the rear, radiator.

## Bedroom 3 (10' 6" Max x 10' 5" Max) or (3.20m Max x 3.18m Max)

Double glazed window to the rear, store cupboard, radiator.

## Bathroom

2 Double glazed obscured glass windows to the rear, white suite comprising wash hand basin and bath with a chrome mixer tap with shower attachment, tiled splashbacks, radiator.

## WC

Double glazed obscured glass window to the rear, toilet.

## Front

Gates to the front boundary wall, off road parking for 2 cars.

## Side

Pathway leading to the rear garden.

## Rear Garden

Spacious flat and level garden mainly laid to lawn, patio seating area, greenhouse, 2 storage buildings/workshops.



Services

Mains electricity, mains water, mains gas, mains drainage

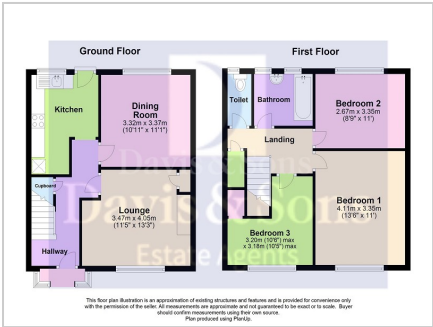
EPC Rating:75

Tenure

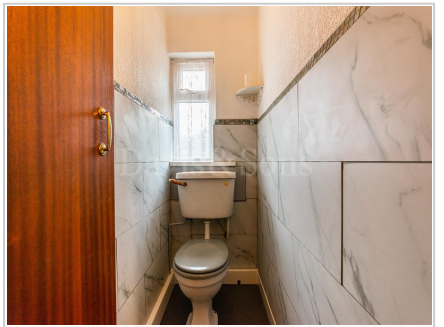
We are informed that the tenure is Freehold

Council Tax

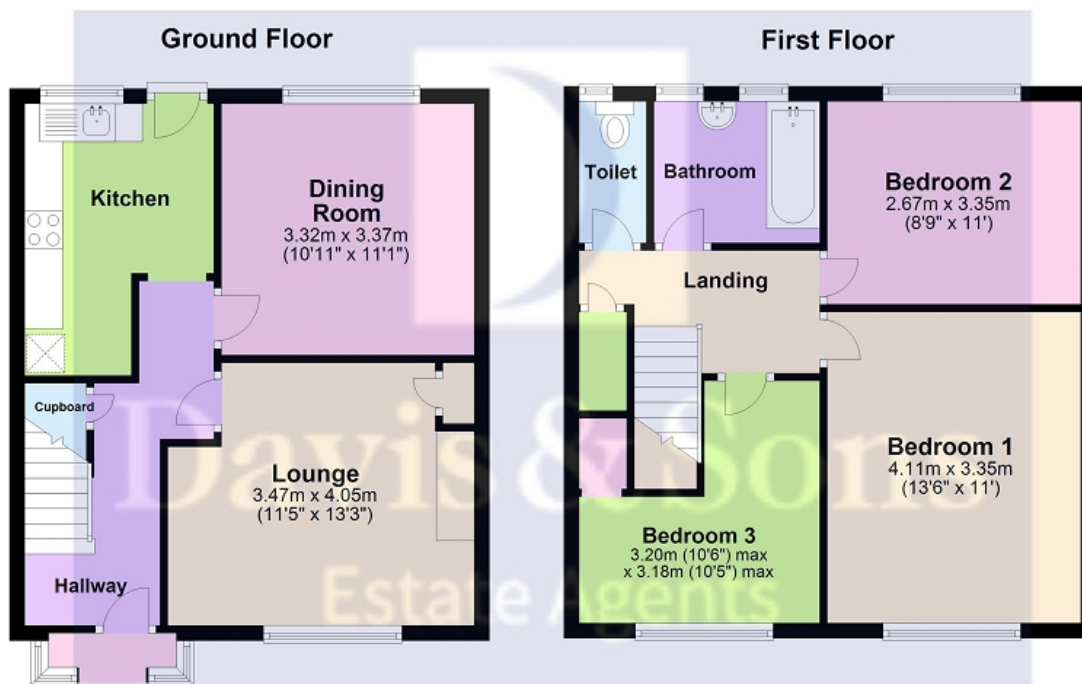
Band B












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>		90
(69-80) <b>C</b>	75	
(55-68) <b>D</b>		
(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.