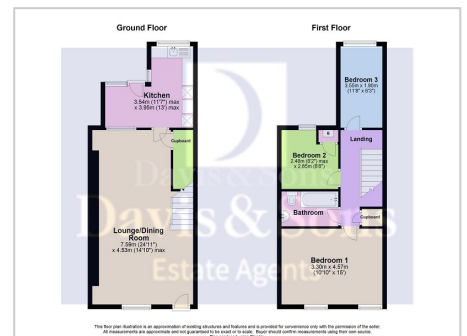


**19 Station Road
Risca
Newport.
NP11 6BX**

180,000



- 3 BEDROOMS
- FIRST FLOOR BATHROOM
- FLAT AND LEVEL REAR GARDEN
- SPACIOUS THROUGH LOUNGE/DINER
- OVER LOOKING THE PARK
- VERY CLOSE TO RISCA TOWN CENTRE
- CLOSE TO SHOPS AND SUPERMARKETS
- NEAR TO GOOD BUS SERVICES
- WALKING DISTANCE TO THE TRAIN STATION



Ref: PRA11306

Viewing Instructions: Strictly By Appointment Only

General Description

We are very pleased to offer FOR SALE a good sized, 3 bedroom home in the heart of Risca. Close to Risca Park, the house has a small front garden and an enclosed, flat rear garden. Open lounge/dining room and kitchen. Upstairs, three bedrooms and family bathroom. Very close to the park, access to schools for all ages and the shops on Risca High Street plus major supermarkets. Excellent location for commuting as the railway is within walking distance, main bus route minutes away plus easy access to the A467, M4 and beyond. Please call to arrange a viewing. NO ONWARD CHAIN.

Accommodation



Lounge/Dining Room (24' 11" x 14' 10" Max) or (7.59m x 4.53m Max)

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



Kitchen (11' 7" Max x 13' 0" Max) or (3.54m Max x 3.95m Max)

Double glazed glass panel door to the rear leading to the rear garden, 2 double glazed windows to the rear, range of wall and base units, stainless steel sink with a chrome mixer tap, plumbing for a washing machine, space for a freestanding cooker, radiator.



Landing

Storage cupboard, doors to:



Bedroom 1 (10' 10" x 15' 0") or (3.30m x 4.57m)

2 double glazed windows to the front, radiator.



Bedroom 2 (8' 2" Max x 8' 8") or (2.48m Max x 2.65m)

Double glazed window to the rear, storage cupboard with the wall mounted gas combi boiler, radiator.

Bedroom 3 (11' 8" x 6' 3") or (3.55m x 1.90m)

Double glazed window to the rear, radiator.

Bathroom

Sunlight tube, inset spotlights, white suite comprising a pedestal wash hand basin, close coupled wc and bath with shower over, radiator.

Front

Boundary wall with gated access leading to the main entrance door, garden area has patio slabs.

Rear Garden

Flat and level low maintenance garden mainly laid with patio slabs.

Services

Mains electricity, mains water, mains gas, mains drainage

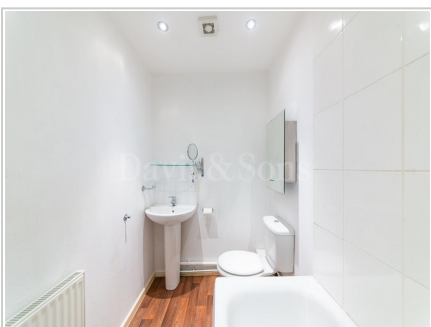
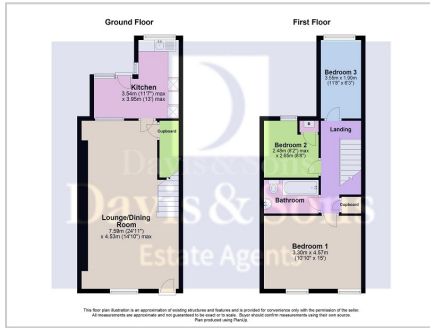
EPC Rating:63

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+) A		
(81-91) B		86
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.