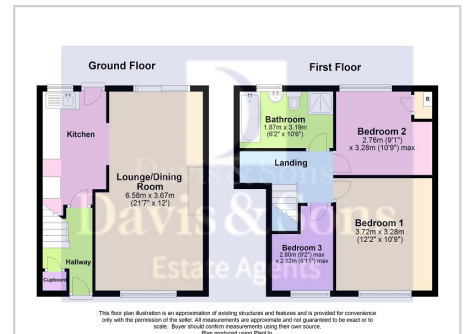


**3 Ty Isaf Park Crescent
Risca
Newport
NP11 6NE**

155,000



- 3 BEDROOMS
- SPACIOUS LOUNGE/DINING ROOM
- MID TERRACE
- ENCLOSED REAR GARDEN
- FIRST FLOOR BATHROOM WITH BATH AND SEPARATE SHOWER
- RISCA TOWN CENTRE NEARBY
- LESS THAN 1 MILE TO THE TRAIN STATION
- THE A467 IS ONLY A SHORT DRIVE
- GOOD LOCATION FOR SCHOOLS



Ref: PRA11311

Viewing Instructions: Strictly By Appointment Only

General Description

Davis & Sons are pleased to offer FOR SALE this 3 bedroom family home with a spacious lounge/dining room, first floor bathroom and enclosed rear garden. Ideally located for schools, Risca Town Centre and local shops and supermarkets. For those who need to commute, Risca & Pontymister train station is less than 1 mile and the M4 motorway can be accessed by the A467 or the B4591, there are also good bus service close by. If you like the outdoors, the Monmouthshire and Brecon Canal is in easy reach which is ideal for walking or cycling and Sirhowy Country Park, Cwmcarn Forest Drive and Tredegar Park are all only a short drive. VIEWING HIGHLY RECOMMENDED. NO ONWARD CHAIN.

Accommodation



Hallway

Double glazed entrance door, storage cupboard, stairs to the first floor, laminate flooring, radiator, door to:



Kitchen

Double glazed obscured glass panel door to the rear leading to the enclosed rear garden, double glazed window to the rear, ranger of wall and base units, stainless steel sink, plumbing for a washing machine, space for a freestanding cooker, archway opening to:



Lounge/Dining Room (21' 7" x 12' 0") or (6.58m x 3.67m)

Double glazed window to the front, feature fireplace, double glazed patio doors giving access to the enclosed rear garden, 2 radiators.



Landing

Hatch to attic space, spacious storage area, doors to:



Bedroom 1 (12' 2" x 10' 9") or (3.72m x 3.28m)

Double glazed window to the front, original style fireplace, radiator.

Bedroom 2 (9' 1" x 10' 9" Max) or (2.76m x 3.28m Max)

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

Bedroom 3 (9' 2" Max x 6' 11" Max) or (2.80m Max x 2.12m Max)

Double glazed window to the front, radiator.



Bathroom (6' 2" x 10' 6") or (1.87m x 3.19m)

Double glazed obscured glass window to the rear, tiled walls, white suite comprising panelled bath, pedestal wash hand basin, close coupled wc, step in shower cubicle with electric shower, radiator.

Front

low maintenance area with pathway leading to the main entrance door and the side access, there is potential to create an off road parking space.

Side

Pathway leading to the enclosed rear garden.

Rear Garden

gated access to the side , patio seating area which can be accessed by the patio doors, pathway leading to a block paved area and a garden area, timber storage shed.

Services

Mains electricity, mains water, mains gas, mains drainage

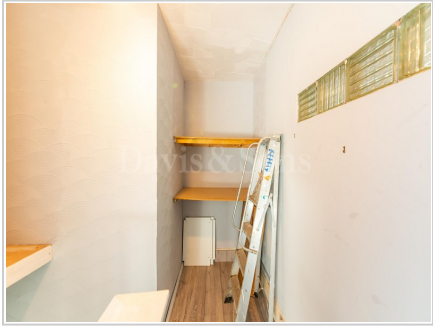
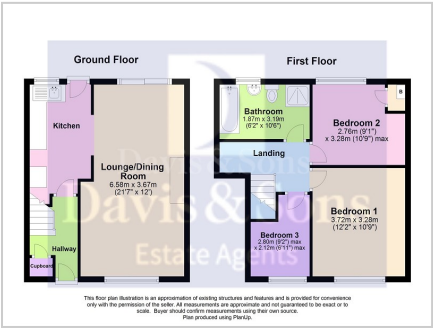
EPC Rating:71

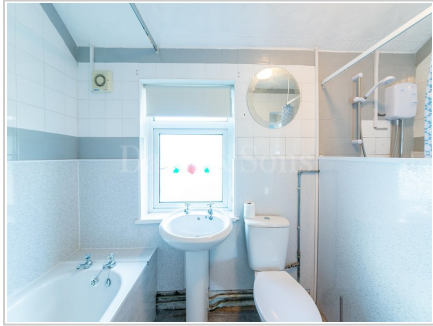
Tenure

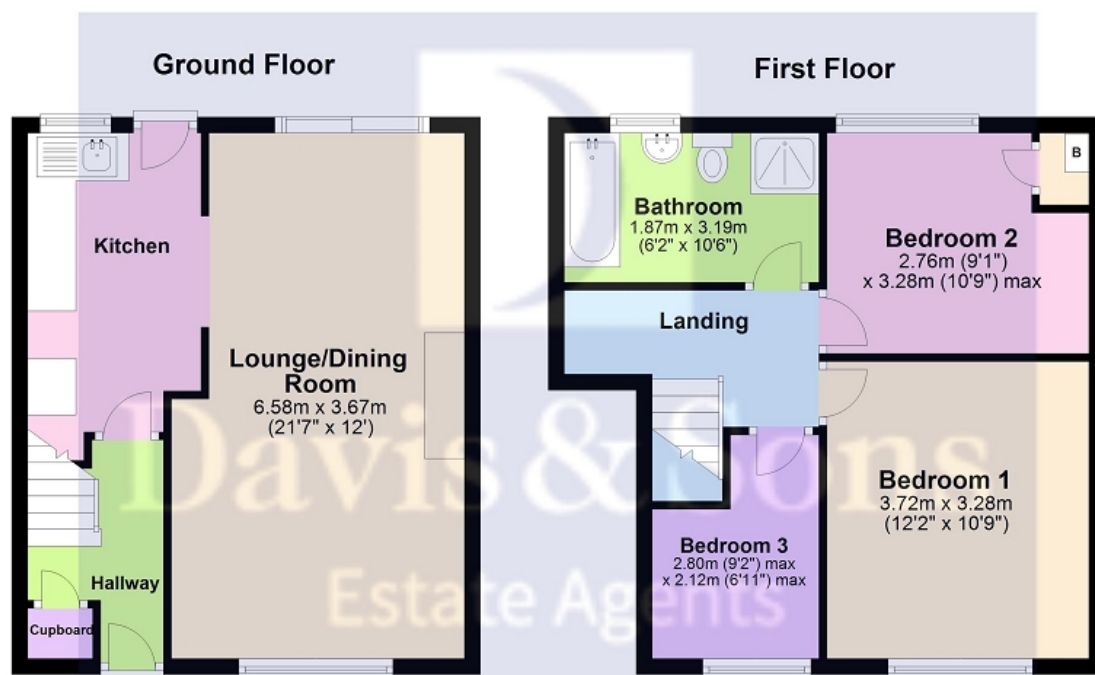
We are informed that the tenure is Freehold

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		87
(69-80) C	71	
(55-68) D		
(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.