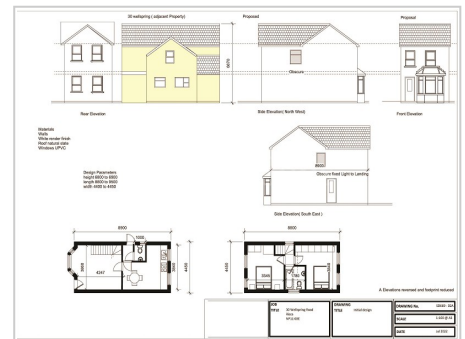


**30 Wellspring Terrace**  
**Risca**  
**Newport**  
**NP11 6BE**

**380,000**



- SEMI-DETACHED
- PLANNING GRANTED FOR A 2 BEDROOM DETACHED HOUSE
- 3 BEDROOMS
- LARGER THAN AVERAGE GARDEN
- GROUND FLOOR WET ROOM
- FIRST FLOOR WC
- SEPARATE LOUNGE AND DINING ROOM
- 1 MINUTE WALK TO THE TRAIN STATION
- CLOSE TO RISCA TOWN CENTRE

**Ref: PRA11286**

**Viewing Instructions: Strictly By Appointment Only**

**REDUCED**

## General Description

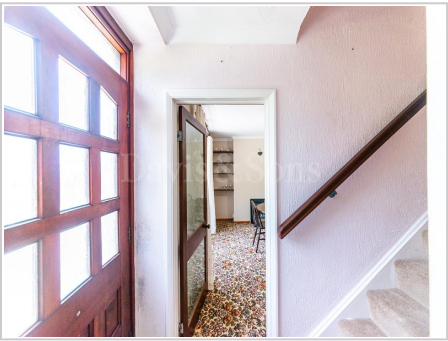
We are thrilled to offer FOR SALE, this lovely family home is Risca. The added bonus with this property is that it comes with planning permission for a two bedroom detached house within the boundary. With three bedrooms and a separate WC upstairs, downstairs you will find a lounge, dining room, utility room, walk in shower room and a good size kitchen with pantry/storage area. Outside, a garage with off road parking and the rear garden is larger than average, currently laid to lawn with flower beds. For getting out and about and commuting, Risca Train station is a minutes walk away and the A467 takes you to the M4 and beyond. A regular bus service runs through Risca Town. Risca itself has independent shops as well as chain stores, doctors and dentists. If you have younger ones who need schools, there are schools that cater for infants and High School ages. A stretch of the Monmouthshire and Brecon Canal give a good walk along the bank, taking you to Fourteen Locks and the visitor centre. In Cwmcarn, the Scenic Drive with it's downhill cycle track is a year round attraction. This home is offered for sale, with no onward chain. If this sound like something you could make your own, please call us for a viewing.

## Accommodation



### General Information

Planning approved for a detached 2 bedroom house in the existing grounds.



### Hall

Entrance door, stairs to the first floor, doors to:



### Dining Room (12' 11" x 12' 2" Max) or (3.94m x 3.70m Max)

Double glazed bay window to the front, radiator.



### Lounge (12' 10" x 11' 4" Max) or (3.92m x 3.45m Max)

Double glazed bay window to the front, feature fireplace, radiator, door to:





## Kitchen (9' 1" x 12' 4") or (2.77m x 3.75m)

2 Double glazed windows to the rear, door to the pantry, range of wall and base units, sink with a chrome mixer tap, space for a freestanding cooker, radiator, door to:



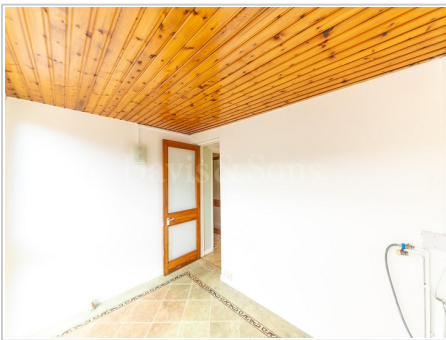
## Lobby

Radiator, door to:



## Wet Room (6' 8" x 6' 8") or (2.02m x 2.04m)

Double glazed obscured glass window to the rear, walk in shower area with glass sides and door, close coupled wc and wall mounted wash hand basin, extractor fan, chrome heated towel rail/radiator.



## Utility Room

Off the kitchen with double glazed obscured glass door and window, plumbing for a washing machine.

## Landing

Doors to:

## Bedroom 1 (10' 5" x 14' 10" Max) or (3.17m x 4.53m Max)

2 Double glazed windows to the front, built in wardrobes, wall mounted gas boiler, radiator.

## WC

Close coupled wc, wall mounted wash hand basin, extractor fan.

## Bedroom 2 (13' 0" x 12' 3" Max) or (3.97m x 3.73m Max)

Double glazed window to the front, radiator.

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## Bedroom 3 (9' 1" x 12' 6") or (2.78m x 3.82m)

Double glazed window to the rear, built in wardrobes, radiator.

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## Front Garden

Enclosed larger than average garden, pathway leading to gated access out to Park Road, large patio seating area, mature garden mainly laid to lawn with mature shrubs, gated access leading to the rear.

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## Aerial View

Views showing the house and garden.

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## Rear

Hard standing for off road parking, access to the rear entrance, gated access to the rear garden.

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## Garage

Detached single garage.

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## Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:61

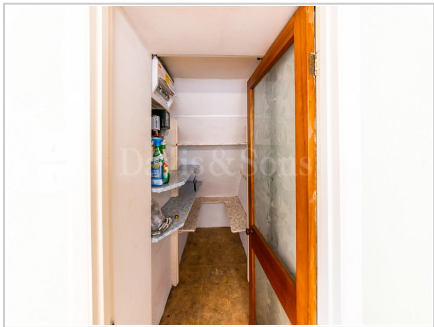
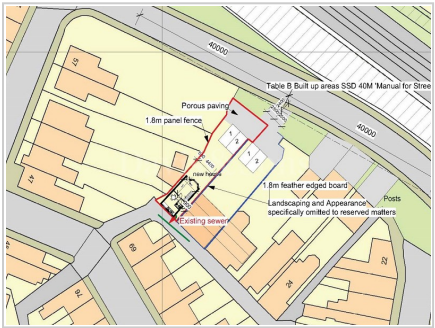
## Tenure

We are informed that the tenure is Freehold

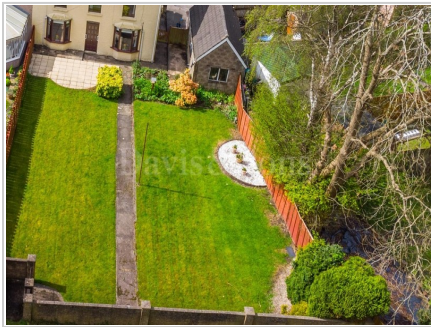
## Council Tax

Band C

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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>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>	61	
(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.