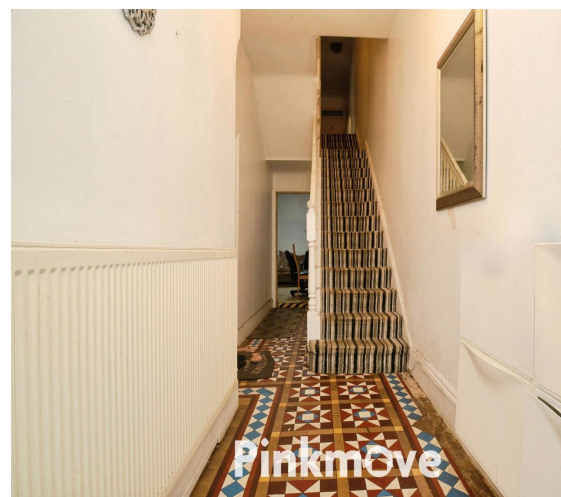




Risca Road,

guide price £300,000 to ££310,000

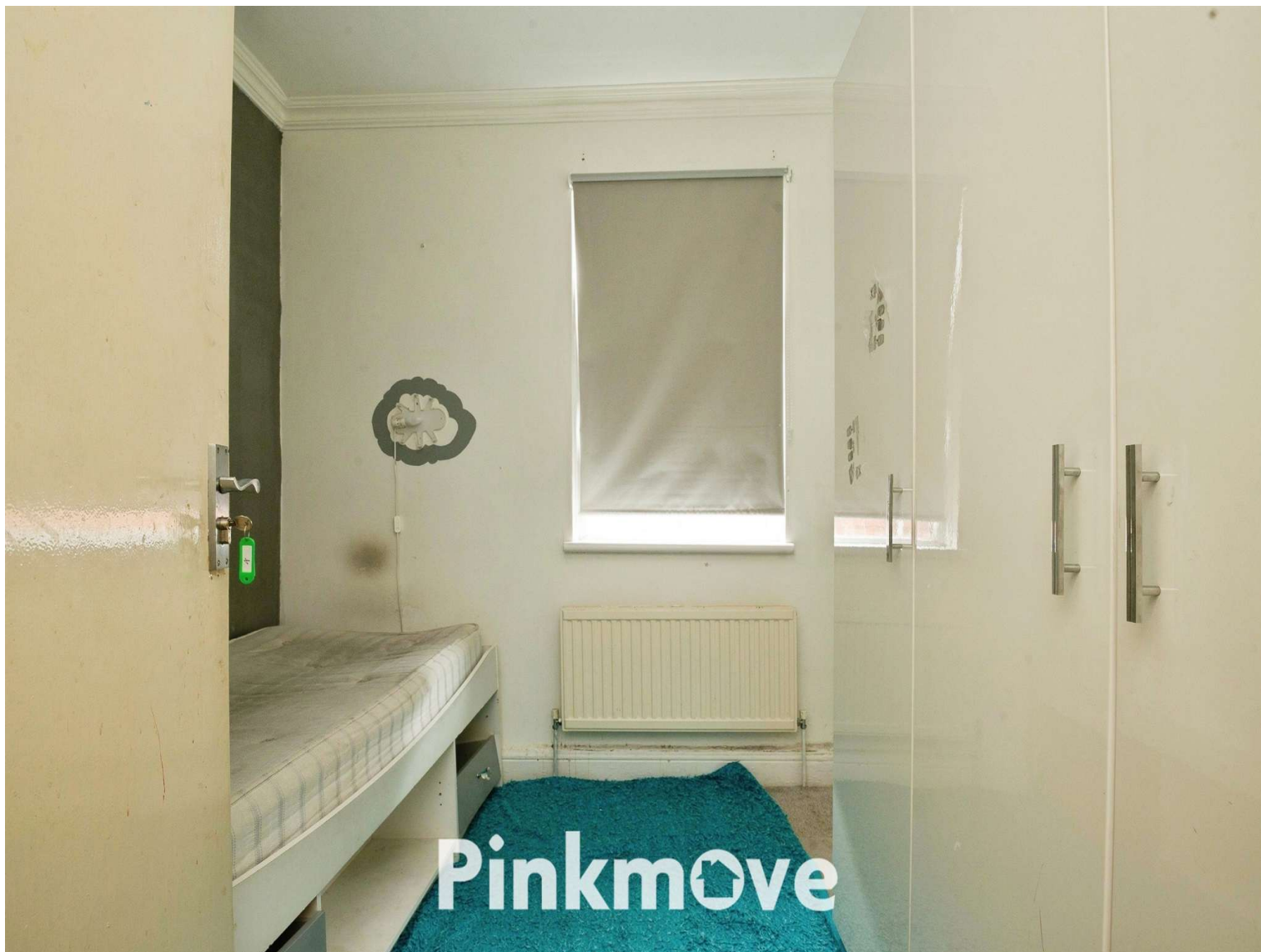
- Guide Price £300,000 to £310,000
- Period property offering five bedrooms and two bathrooms
- Off-Road Parking
- Two Reception Rooms
- Ground-Floor Shower Room
- EPC Rating: D



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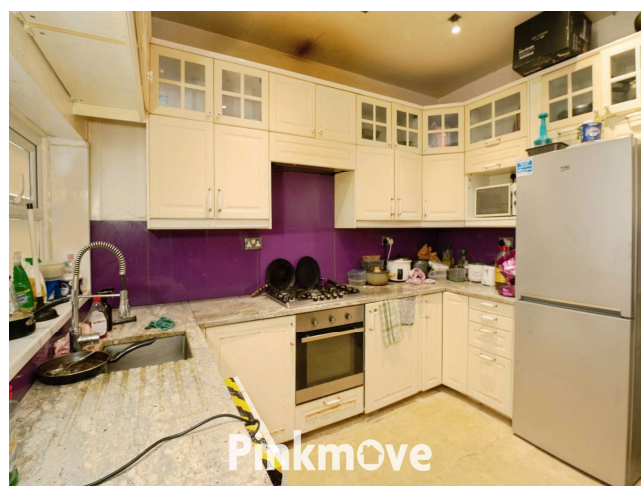
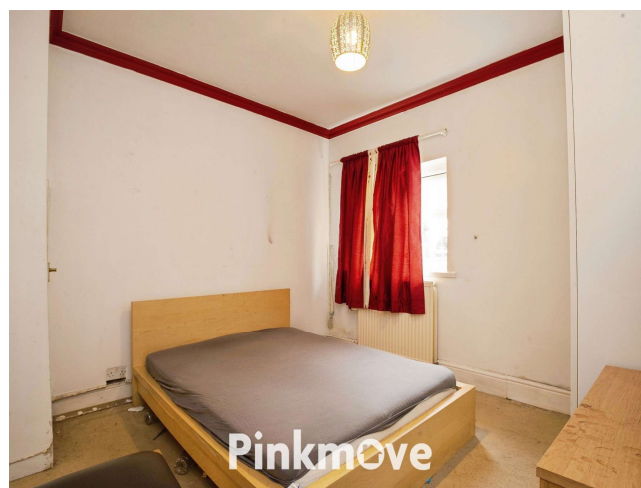
About the property

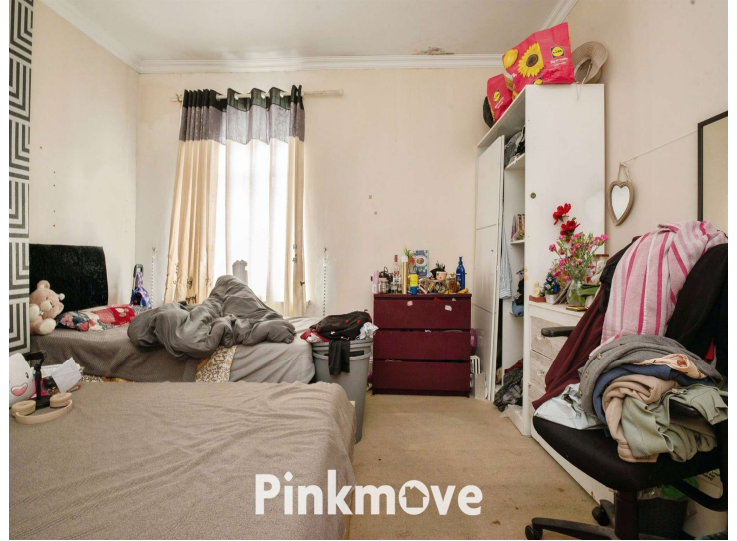
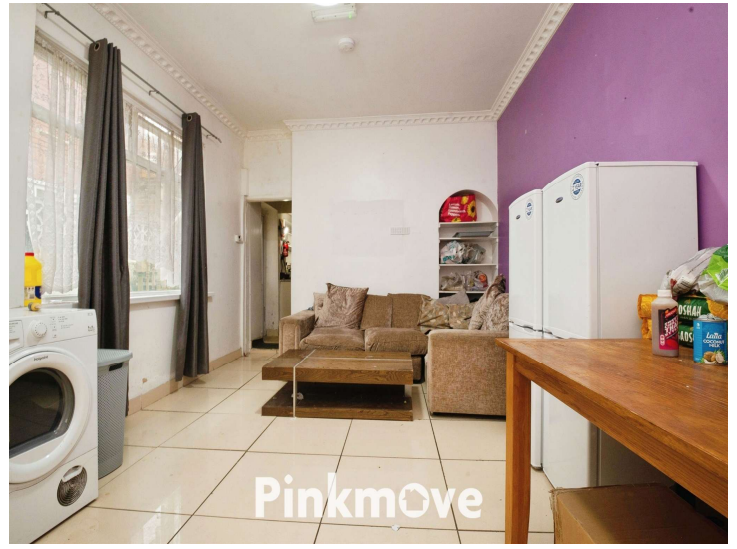
This well-presented five-bedroom period home is situated on Risca Road, Newport, offering spacious and flexible accommodation in a highly convenient location. Positioned just outside the city centre, the property is within easy walking distance of a wide range of local shops, amenities and St Woolos Hospital, making it ideal for families or commuters. Excellent transport connections include nearby bus links, the M4 motorway and Newport Train Station, providing straightforward travel to Cardiff, Bristol and beyond.

The ground floor comprises a welcoming entrance hall leading to a spacious living room and separate dining room. A fitted kitchen sits to the rear along with a ground-floor shower room, offering added practicality for busy households.

To the first floor, the property provides five bedrooms and a well-proportioned family bathroom, offering excellent versatility for sleeping accommodation, home working or guest rooms.

Externally, the rear garden is low maintenance and benefits from rear lane access providing off-road parking — a valuable feature for this central location. Additional features include gas central heating (not tested) and double glazing. This substantial home presents an excellent opportunity for buyers seeking space, convenience and a well-connected Newport address.





Accommodation

Agents Note:

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Floorplan



Total floor area 189.0 sq.m. (2,034 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

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