

## 21 Risca Road Newport



### RESIDENTIAL INVESTMENT PROPERTY

- Convenient and sought after location
- Providing two 2 bedroom flats
- Parking to rear
- Close to motorway connections and Newport City Centre
- Gas fired central heating systems
- Let on short holder short tenancies

**£124,950**

## 21 Risca Road, Newport – NP20 4HX

### Introduction:

This bay fronted mid terraced house has been separated to provide two self-contained 2 bedroom flats with parking to the rear.

The property is conveniently positioned close to all City Centre amenities and road communications at Junction 27 of the M4 motorway.

The flats are currently and we have been advised by the vendor that the total rental received is currently £724.20 per calendar month.

The accommodation comprises in greater detail:

### Ground Floor:

#### Entrance Porch:

With door to hallway and access doors to ground and first floor flats.

#### Ground Floor Flat:

##### Lounge: 4.69m (15ft 5in) x 4.22m (13ft 10in) *into alcove*

Laminated wood effect flooring, UPVC double glazed bay window to front, central heating radiator, opening to:

#### Lobby/Hallway:

Door to:

##### Bedroom 1: 3.84m (12ft 7in) x 3.53m (11ft 7in) *plus alcove*

Central heating radiator, UPVC double glazed window, UPVC double glazed door to outside.

#### Bathroom:

Low level wc, pedestal wash hand basin with tiled splash back, panelled bath, central heating radiator, opaque UPVC double glazed window.

##### Kitchen: 3.51m (11ft 6in) x 2.8m (9ft 2in)

Wall and base units, inset stainless sink and drainer, plumbing for washing machine, quarry tiled floor, UPVC double glazed window, wall mounted Logic combination 24 gas boiler (installed on the 23/07/15) providing hot water and central heating, door to:

##### Room/Bedroom 2: 3.37m (11ft 1in) x 3.08m (10ft 1in)

Opaque UPVC double glazed door to outside, central heating radiator, UPVC double glazed window to side.

### First Floor:

#### First Floor Flat:

##### Landing:

Central heating radiator, doors opening to:

##### First Floor Flat Kitchen: 3.51m (11ft 6in) x 3.31m (10ft 10in)

Wall and base units with round edged work surfaces and tiled splash backs, inset stainless steel sink and drainer with swivel mixer tap, inset gas hob with electric oven beneath and filter hood above, plumbing for washing machine, Worcester wall mounted combination gas boiler providing hot water and central heating, UPVC double glazed window to rear, opaque UPVC double glazed door to rear of property.

##### First Floor Flat Lounge: 5.65m (18ft 6in) *into alcove* x 4.88m (16ft 0in)

UPVC double glazed bay window to front enjoying views, central heating radiator, UPVC double glazed window to front.

## **21 Risca Road, Newport – NP20 4HX**

### **First Floor Flat Bedroom 1: 3.88m (12ft 9in) into alcove x 3.86m (12ft 8in)**

Laminated wood effect flooring, window to rear, central heating radiator.

### **First Floor Flat Bedroom 2: 2.82m (9ft 3in) x 2.5m (8ft 2in)**

Central heating radiator, window to side.

### **First Floor Flat Bathroom:**

Panelled bath, pedestal wash hand basin, low level wc, two opaque glazed windows, electric shower.

### **Outside:**

To the front of the property there is a small garden and pathway to entrance door. To the rear there is steps up to the hard standing providing off road parking with rear lane access.

### **Services:**

All main services are available to the property.

### **Tenure:**

We are advised that the property is Freehold

### **Viewing:**

By prior appointment with vendors agents Nuttall Parker Newport Tel: 01633 212666

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