



Almond Avenue

£180,000

- No onward chain
- Pleasant hillside views
- Tiered rear garden with patio areas
- Popular residential location
- Excellent transport links nearby
- EPC Rating: D



3 1 1

Pinkmove

01633 746088
team@pinkmove.co.uk



About the property

Offered to the market with no onward chain, this well-maintained three-bedroom semi-detached property is situated on the popular Almond Avenue in Risca and presents an excellent opportunity for first-time buyers, families, or those looking to downsize.

The accommodation comprises an entrance hall, spacious living room with feature fireplace, separate dining room overlooking the rear garden, and a fitted kitchen with useful storage space. To the first floor are three well-proportioned bedrooms and a modern shower room.

Outside, the property benefits from a generous tiered rear garden with patio seating areas, mature planting, and pleasant views towards the surrounding hillside. A large shed provides additional storage or workshop space.

Conveniently located close to local schools, shops, and amenities, with excellent road and rail links for commuters, this property combines practical family accommodation with a desirable residential setting.





Accommodation

Kitchen

9' 10" x 9' 10" (3.00m x 3.00m)

Living Room

13' 1" x 12' 10" (3.99m x 3.91m)

Dining Room

10' 2" x 8' 10" (3.10m x 2.69m)

Bedroom 1

11' 6" x 10' 2" (3.51m x 3.10m)

Bedroom 2

12' 8" x 8' 10" (3.86m x 2.69m)

Bedroom 3

8' 6" x 8' 2" (2.59m x 2.49m)

Shower Room

7' 10" x 7' 7" (2.39m x 2.31m)

Agents Note:

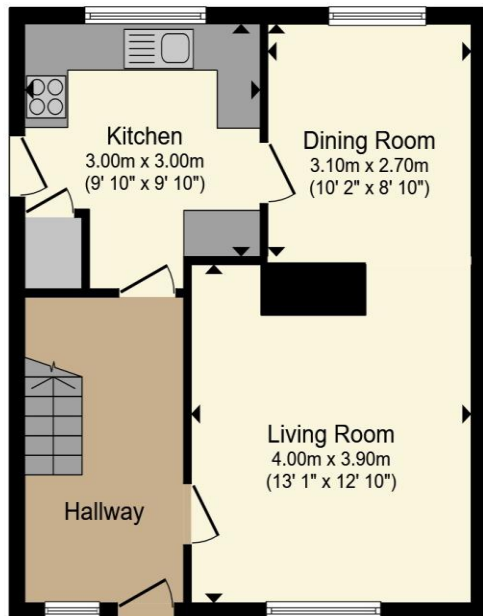
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

01633 746088

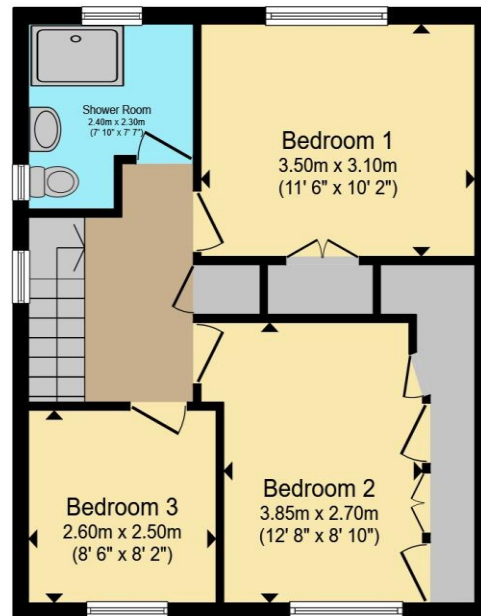
team@pinkmove.co.uk

Pinkmove

Floorplan



Ground Floor



First Floor

Total floor area 93.2 sq.m. (1,004 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.localagent.com

Pinkmove

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.

Peter Alan Limited is registered in England and Wales under company number 2073153, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05. For activities relating to regulated mortgages and non-investment insurance contracts, Peter Alan Limited is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority. Connells Limited's Financial Services Register number is 302221. Most buy-to-let

