



**1 Vale View
Risca
Newport
Caerphilly
NP11 6HS**

Offers in Excess of £425,000

bettermove

Vale View

Newport

Bettermove are proud to present this 4 bedroom detached house in the sought after area of Risca.

The property benefits from double glazing, gas central heating throughout and has off street parking available via the double driveway and garage. The council tax band is D.

The interior of this beautifully presented property offers spacious and well-presented accommodation throughout, featuring a bright and inviting living room with a wood burner and solid oak flooring, opening onto a large balcony/decking area with far-reaching views. The well-appointed kitchen provides ample storage and workspace, while a separate dining room with French doors to the patio creates an ideal space for family meals and entertaining. A ground floor W.C. and cloakroom add further convenience. To the first floor are four well-proportioned bedrooms, including a principal bedroom with en-suite facilities and French doors opening to a Juliet balcony enjoying elevated views. A shower room serves the remaining bedrooms, completing this versatile family home.

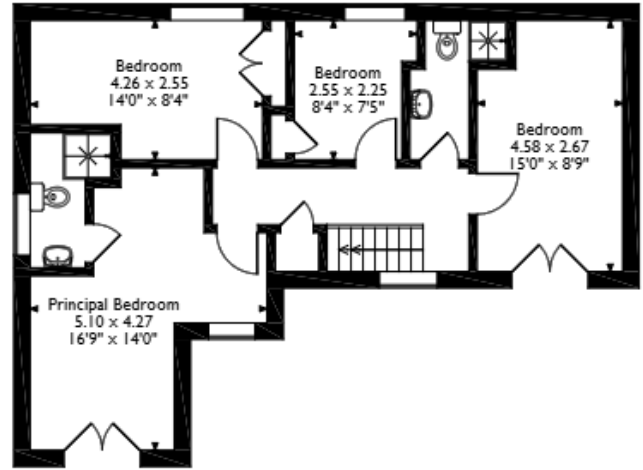
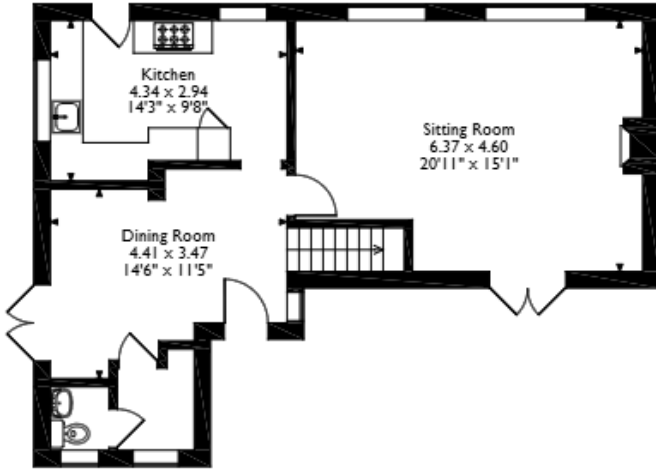
Located in the popular town of Risca, Newport, the property is close to a range of local amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found via the A467, providing direct access to Newport and the M4 motorway, while nearby Risca & Pontymister railway station offers regular rail services to Newport, Cardiff and beyond. Regular bus services also serve the town and surrounding areas.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.



Vale View, Risca, Newport

Approximate Gross Internal Area 120 Sq M/1292 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	73	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



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