



167 Risca Road
Rogerstone | Newport | Caerphilly | NP10 9GE

FINE & COUNTRY

STEP INSIDE

167 Risca Road

A Unique Opportunity: Stunning Five-Bedroom Home with Historic Charm

Step into a piece of Rogerstone's history with this remarkable five-bedroom property, beautifully transformed from the former Welsh Oak Pub into a contemporary family home. Fully renovated to an exceptional standard, this spacious property offers modern living with a touch of nostalgia for its fascinating past.

Key Features:

- Five generously sized bedrooms, including two en suite shower rooms (one Jack and Jill) and a stylish family bathroom.
- A large open-plan kitchen, dining, and living area featuring a striking glass staircase.
- Separate main living room with a media wall, feature fireplace, and bay windows, plus a cinema room, study, and utility room.
- Thoughtfully landscaped garden with a patio, lawn, and additional side garden space with versatile potential.
- Ample parking at the front and optional purchase of an adjacent plot (subject to separate negotiation).

Step Inside

From the moment you enter, this home's high-spec renovation is evident. The heart of the house is the impressive open-plan kitchen, dining, and living space. Perfect for family gatherings or entertaining guests, the space is enhanced by a stunning feature glass staircase leading to the first floor.

The main living room is equally inviting, boasting a media wall for your entertainment system, a characterful fireplace, and two large bay windows that flood the room with natural light. The ground floor also features a cozy cinema room, an ideal retreat for movie nights, alongside a study perfect for working from home. To the rear, the utility room provides practical convenience and access to the rear garden, as well as a door to the cellar, which can also be accessed internally.











STEP OUTSIDE

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Step Outside

The gardens have been thoughtfully designed with family living in mind. The rear garden offers a perfect balance of patio space for outdoor dining and a large lawn ideal for children's play or relaxing in the sun. The side garden offers further versatility, whether for additional hardstanding, a patio, or even a garden project.

To the front, ample hardstanding provides convenient parking for multiple vehicles. The property also offers the opportunity to purchase an adjacent plot of land, a rare bonus for those seeking additional space or investment potential.

Prime Location

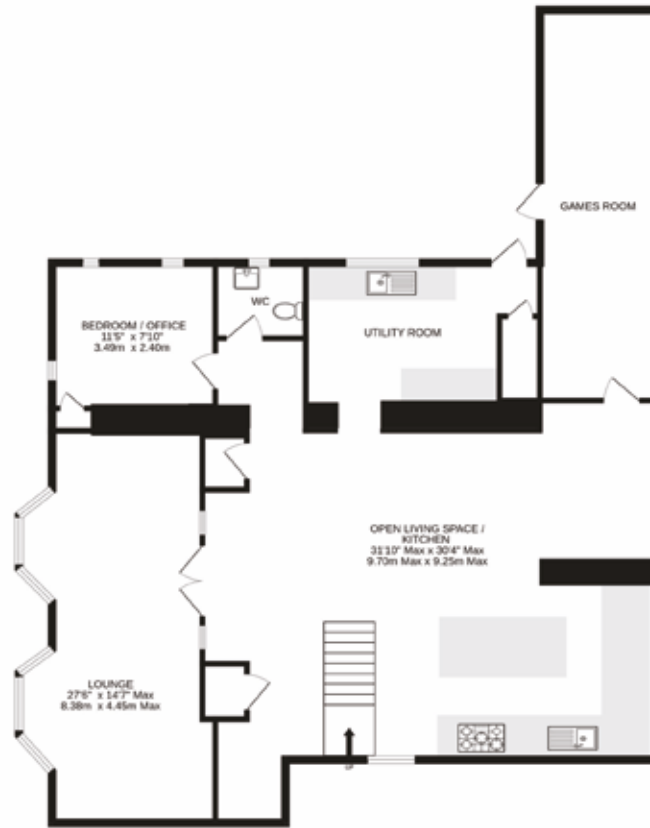
Nestled in the desirable community bordering Rogerstone and Pontymister, this home benefits from excellent transport links and a wealth of local amenities. Families will appreciate the proximity to well-regarded schools within the catchment area. For commuters, Rogerstone is ideally situated near Pye Corner and Risca train stations, with direct links to Newport Station, providing fast access to London Paddington in approximately 1.5 hours. The M4 is also easily accessible, connecting you to Cardiff, Bristol, and beyond.

The area boasts a rich array of amenities, including coffee shops, supermarkets, doctors, pubs, banks, and independent retailers. There's no shortage of community activities, from exercise classes and playgroups to football, rugby, and cricket clubs. Residents can also enjoy the nearby welfare playing grounds, complete with a cricket pitch, basketball court, children's play area, snack hut, and a charming community vegetable patch.

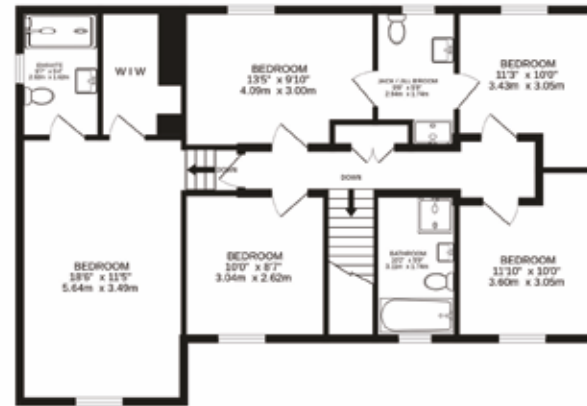
This exceptional property combines historic charm, modern living, and an enviable location. Don't miss the chance to own a truly unique home that's ready for you to move straight into. Contact us today to arrange a viewing!



GROUND FLOOR
1657 sq.ft. (154.0 sq.m.) approx.

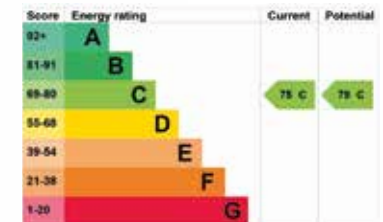


1ST FLOOR
901 sq.ft. (83.7 sq.m.) approx.



TOTAL FLOOR AREA : 2559 sq.ft. (237.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Tenure: Freehold
Council Tax Band: A

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