



Hazeldene 31 Rhyswg Road, Abercarn, , NP11 5HB
Asking Price £240,000

****A FABULOUS FAMILY HOME IN AN ELEVATED POSITION****

Sage and Co are delighted to offer FOR SALE this EXTENDED DOUBLE FRONTED THREE BED SEMI DETACHED property set overlooking the village of Abercarn close to local amenities including the fabulous FORESTRY WALK ideal for cycling and dog walking alike or just for a stroll on a sunny day, with the village shops, schools, health centre, public transport links just two minutes away this property is the ideal family home.

The property offers THREE BEDROOMS (the master benefiting from an ensuite and dressing room) as well as a separate office, TWO SITTING ROOMS, good size KITCHEN/BREAKFAST ROOM, family bathroom and ground floor WC

Further benefits include double glazing, gas central heating (NEW BOILER FITTED FEB 2024), spacious patio to the front as well as a good size tiered rear garden which can be easily accessed from the dressing room.

This property is being sold with NO ONWARD CHAIN and a viewing is highly advised to appreciate
COUNCIL TAX BAND: C
EPC RATING: D



70 Tredgar Street Risca NP11 6BW
Telephone: 01633 838888 **Email:** risca@sageandco.co.uk

ENTRANCE

Enter through a wooden front door

ENTRANCE HALL

Central heating radiator, turned stairs to first floor, under stairs storage cupboard, wooden floor, doors to;

DINING ROOM

10'11" x 13'9" (3.34 x 4.20)

Double glazed bay window to front, central heating radiator, feature fire place, wooden floor, open through to kitchen.

KITCHEN

9'6" x 28'6" (2.91 x 8.70)

Range of base and wall units, wooden work surface, inset porcelain double Belfast style sink with mixer tap over, six ring gas range cooker with double oven and stainless steel extractor hood over, integrate dishwasher, space for 'American' style fridge freezer, spotlights, utility cupboard housing washing machine, inset stainless steel sink unit , double glazed door to rear, double glazed 'French' doors to side

GROUND FLOOR WC

Close coupled WC, vanity wash hand basin, chrome towel radiator, spotlights.

LIVING ROOM

15'1" x 12'10" (4.62 x 3.92)

Double glazed bay window to front, central heating radiator, brick feature fire place with log burner, wooden floor, feature alcove with shelving

STAIRS TO FIRST FLOOR LANDING

Loft access, spotlights, central heating radiator, split level landing.

BEDROOM ONE

11'11" x 25'1" (3.65 x 7.65)

Double glazed bay window to front, central heating radiator, wooden floor, steps down to dressing room, central heating radiator, double glazed 'French' doors to rear leading out to rear garden

ENSUITE

8'3" x 7'5" (2.52 x 2.27)

Extra large panelled bath with central taps, shower cubicle, close coupled WC, vanity wash hand basin, wall mounted gas combi boiler, wooden floor, spotlights, vellux window.

STUDY

4'9" x 5'4" (1.45 x 1.65)

Double glazed window to front,

BEDROOM TWO

10'11" x 12'6" (3.33 x 3.83)

Double glazed bay window to front, central heating radiator, fitted wardrobes, spotlights, wooden floor.

BEDROOM THREE

9'11" x 8'11" (3.03 x 2.73)

Double glazed window to rear, central heating radiator,

BATHROOM

4'9" x 6'5" (1.47 x 1.97)

Panelled bath with mixer tap and shower over, close coupled WC, pedestal wash hand basin, chrome towel radiator, velux window

OUTSIDE

Front: Steps up to front entrance

Rear:

TENURE

Vendor advises freehold

