



**97 Gwyddon Road, Abercarn, , NP11 5GY**  
**Chain Free £190,000**

**\*\*NEW PRICE\*\* \*LOOKING FOR A RENOVATION PROJECT LOOK NO FURTHER\*\* \*\* OFFERS MULTI PURPOSE LIVING\*\***

Sage and Co are pleased to offer FOR SALE this versatile SPACIOUS SEMI DETACHED PROPERTY which offers several options for family living. Covering THREE STOREYS there is an option for a TWO/THREE BED house over TWO FLOORS with a ONE BED FLAT below equip with its own LIVING ROOM, BEDROOM, KITCHEN and its own SHOWER ROOM.

Alternatively the SPACIOUS THREE STOREY HOUSE could benefit a large family with THREE/FOUR BEDROOMS (the current master bedroom at one point being converted from two bedrooms to one ). The property is set in 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 just a short walk to the shops, schools, health centre, public transport links this property is the ideal family home. There is a SPACIOUS DOUBLE GARAGE AND WORKSHOP to the rear accessed by a rear lane whilst the tiered garden offers fabulous views over the surrounding mountains.

THE PROPERTY HAS RECENTLY BENEFITED FROM SOME EXTERNAL REPAIRS AND THE PRICE REFLECTS THE AMOUNT OF WORK NEEDING TO BE UNDERTAKEN. THIS PROPERTY IS BEING OFFERED WITH NO ONWARD CHAIN. DONT MISS OUT BOOK YOUR VIEWING TODAY!!!

EPC RATING: D  
Council Tax Band: C



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

## ENTRANCE

Enter through a double glazed front door.

## ENTRANCE PORCH

Part glazed door through to:

## ENTRANCE HALLWAY

Central heating radiator, stairs to the first floor, through to:

## LIVING/DINING ROOM

12'2" x 23'11" (3.73 x 7.29)

Double glazed bay window to the front, double glazed window and "French" doors to the rear, four central heating radiators, stairs to the lower ground floor, original plaster coving, feature fireplace.

## STAIRS TO THE FIRST FLOOR - LANDING

Loft access, doors to:

## BEDROOM ONE

17'11" max 10'2" min x 12'9" max 7'4" min (5.48 max 3.10 min x 3.89 max 2.26 min)

"L" shaped master bedroom (originally two bedrooms) with two double glazed windows to the front, central heating radiator, mirrored fitted wardrobes.

## BEDROOM TWO

10'11" x 11'4" (3.35 x 3.47)

Double glazed bay window to the rear, central heating radiator, airing cupboard housing hot water cylinder.

## FAMILY BATHROOM

Panelled bath with shower over, vanity wash hand basin, low level WC, obscure double glazed window to the rear.

## STAIRS TO THE LOWER GROUND FLOOR

## LIVING ROOM

16'11" x 11'8" (5.16 x 3.58)

Double glazed window to the side and rear, central heating radiator, wood burning stove, cupboard housing combi boiler, dado rail.

## SECOND SITTING ROOM/BEDROOM THREE

8'10" x 10'7" (2.70 x 3.23)

Double glazed window to the side, central heating radiator.

## UTILITY CUPBOARD

A range of base and wall units.

## KITCHEN

7'4" x 10'5" (2.24 x 3.20)

a range of base and wall units, rolled edge work surface, inset stainless steel sink unit with mixer tap over, integrated electric oven and hob, space for fridge/freezer, double glazed window to the rear.

## GROUND FLOOR SHOWER ROOM AND UTILITY

Step in shower cubicle, low level WC, pedestal wash hand

basin, plumbing for automatic washing machine, central heating radiator, obscure double glazed window to the rear.

## OUTER PORCH

Central heating radiator, double glazed door to the side.

## OUTSIDE

FRONT: Forecourt to the front.

SIDE: Pedestrian access to the rear.

REAR: Tiered rear garden with patio area, steps leading down to rear lane and garage and workshop.

## GARAGE

14'11" x 17'1" (4.55 x 5.23)

Good size garage with electric up and over electric door, (operated by a fob) second roller shutter door leading to storage area, power and light.

## TENURE

We have been advised freehold

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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

