



**39 Rhyswg Road, Abercarn, , Gwent NP11 5HA**  
**Asking Price £235,000**

**\*\*FABULOUS DOUBLE FRONTED PROPERTY\*\* RENOVATED TO A HIGH STANDARD THROUGHOUT\*\*  
\*\*PLANNING PERMISSION FOR A TWO STOREY EXTENSION TO THE REAR\*\***

Sage & Co are delighted to offer for sale this EXCEPTIONALLY PRESENTED STONE FRONTED SEMI DETACHED PROPERTY which has been upgraded throughout by the present owners located in an elevated location offering panoramic views just outside the popular village of Abercarn within close proximity to major road and rail links and a short distance from local forestry walks and the Cwmcarn Scenic Drive.

This beautiful property comprises TWO SITTING ROOMS, THREE BEDROOMS and NEWLY FITTED MODERN HIGH END KITCHEN as well as a MODERN SHOWER ROOM to the first floor. Outside the WELL PLANTED GARDEN offers fabulous views over the surrounding area from several seating areas.

This property is not to be missed. BOOK YOUR VIEWING TODAY NOT TO MISS OUT!!

EPC RATING: D  
COUNCIL TAX BAND: C



70 Tredgar Street Risca NP11 6BW  
Telephone: 01633 838888 Email: [risca@sageandco.co.uk](mailto:risca@sageandco.co.uk)

## ENTRANCE

Enter through composite front door:

## ENTRANCE HALLWAY

Stairs to the first floor, doors through to:

## LOUNGE

13'7" x 11'6" (4.16 x 3.52)

Double glazed French doors to front with panoramic views, central heating radiator, plaster modern coving and ceiling rose, marble fireplace, laminate flooring.

## DINING ROOM

11'8" x 10'5" (3.56 x 3.19)

Double glazed window to front, central heating radiator, modern coving and ceiling rose, laminate flooring, leading through to kitchen, under stairs storage cupboard with power and light.

## KITCHEN

16'0" x 8'10" (4.89 x 2.71)

Newly fitted kitchen with a range of high gloss base and wall units, together with larder unit and pantry, quartz work surface with inset sink and drainer, mixer tap over, space for 7 ring gas range, plumbing for automatic washing machine and tumble dryer, space for fridge/freezer, under unit and plinth lighting, spot lighting, modern vertical central heating radiator, double glazed window to the rear, double glazed "stable" door to the rear, walls and floor tiled.

## STAIRS TO THE FIRST FLOOR - LANDING

Stained double glazed windows to side and front, loft access, doors to:

## BEDROOM ONE

12'6" x 11'2" to wardrobes (3.82 x 3.41 to wardrobes)

Double glazed window to front, central heating radiator, door to over the stairs office space with window to the front, coving to the ceiling

## BEDROOM TWO

11'9" x 10'2" (3.60 x 3.10)

Double glazed window to front, central heating radiator, coving to the ceiling.

## BEDROOM THREE

9'11" x 7'11" (3.04 x 2.43)

Double glazed window to rear, central heating radiator, cupboard housing recently fitted combi boiler.

## FAMILY SHOWER ROOM

Recently fitted double shower cubicle with sliding glass doors, low level WC, vanity wash hand basin, central heating radiator, chrome towel rail, feature heated lighted mirror, extractor fan, obscure double glazed window to the side.

## OUTSIDE

FRONT: Steps leading to front entrance with spacious decked sitting area with panoramic views over the village below.

SIDE: Pedestrian access to the rear.

REAR: Courtyard with steps leading to a fabulous tiered rear garden with area for seating and possible hot tub, with views over the surrounding mountainside, storage shed to remain, well planted rear garden with shrubs and plants extending to a woodland boundary.

## TENURE

We have been advised freehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		61	
(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			86
(81-91) B			
(69-80) C			
(55-68) D		55	
(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	

