



5 Twyn Place, Llanfach, Abercarn, NP11 5JX
Asking Price £180,000

****THREE BED FAMILY HOME IN POPULAR LOCATION** **NO ONWARD CHAIN****

Sage and Co are pleased to offer FOR SALE this THREE BED MID TERRACE PROPERTY situated in the popular village of Abercarn just a short distance from local amenities including major road and rail links. The property benefits to the ground floor from SPACIOUS LIVING ROOM and a 17FT KITCHEN/DINER as well as a ground floor WC and OUTER PORCH. To the first floor are THREE BEDROOMS and the FAMILY BATHROOM. Further benefits include gas central heating front and rear gardens and a single garage.. This property is being sold with NO ONWARD CHAIN and a viewing is advised.
EPC RATING: TBC
COUNCIL TAX BAND: B



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

ENTRANCE

Enter through a double glazed front door

ENTRANCE PORCH

Two double glazed windows, stairs to first floor.

LIVING ROOM

9'8" to chimney breast x 18'0" (2.96 to chimney breast x 5.49)

Double glazed window to the front and rear, two central heating radiators, feature gas fire, laminate flooring, coving

KITCHEN

17'10" x 9'0" (5.44 x 2.75)

A spacious kitchen with a range of base and wall units, rolled edge work surfaces, inset stainless steel sink unit with mixer tap over, integrated electric hob and eye level oven, central heating radiator, plumbing for automatic washing machine, integrated fridge/freezer, under stairs storage cupboard, double glazed window front and rear, double glazed door to the rear.

GROUND FLOOR WC

Low level WC, vanity wash hand basin, obscured double glazed window to the rear.

REAR PORCH

Three double glazed windows to the side, double glazed door to the rear.

STAIRS TO FIRST FLOOR- LANDING

Double glazed window to the rear, combi boiler, loft access

BEDROOM ONE

10'6" x 10'5" (3.21 x 3.20)

Double glazed window to the front, central heating radiator, storage cupboard

BEDROOM TWO

9'3" x 10'4" (2.83 x 3.15)

Double glazed window to the front, central heating radiator

BEDROOM THREE

10'6" max x 7'3" (3.22 max x 2.21)

Double glazed window to the rear, central heating radiator

FAMILY BATHROOM

7'4" x 9'4"ax (2.26 x 2.86max)

Panelled bath with shower over, LLWC, pedestal wash hand basin, central heating radiator, double glazed window to the rear.

OUTSIDE

FRONT: Low maintenance front garden with shared pathway.

REAR: Patio area with low maintenance garden gate leading to rear lane.

SINGLE GARAGE

Up and over door

TENURE

We have been advised freehold.

