



**3 Royal Close, West End, Abercarn, NP11 4TG**  
**Offers Over £240,000**

"COME AND HAVE A LOOK AROUND THIS WELL POSITIONED DETACHED BUNGALOW\*\*

Sage and Co are delighted to offer FOR SALE this SPACIOUS DETACHED BUNGALOW set in highly regarded residential area of West End Abercarn, within walking distance to the village shop, and the doctors surgery, library a little father away. The property offers a SPACIOUS LIVING ROOM with THREE BEDROOMS, GOOD SIZE KITCHEN AND BATHROOM. Further benefits include double glazing, gas central heating and OFF ROAD PARKING. This property is being sold with NO ONWARD CHAIN and a viewing is highly advised.

COUNCIL TAX BAND: D  
EPC RATING: D.



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## ENTRANCE

Part glazed front entrance door to;

## ENTRANCE HALLWAY

Radiator, built-in cupboard housing Combi boiler, part glazed door to;

## LOUNGE

17'2" x 12'4" (5.25 x 3.76)

Double glazed French doors to front, two radiators, coving, part glazed door to;

## KITCHEN

12'4" x 8'7" (3.76 x 2.63)

Fitted with base and eye level wall units, roll edge work surfaces, inset stainless steel single drainer sink unit, plumbing for automatic washing machine, gas cooker with filter hood over, ceramic tile flooring and splashbacks, radiator, double glazed window to side, part glazed door to outside, coving, space for fridge and freezer.

## INNER HALLWAY

Radiator, access to loft space with ladder, coving, doors to;

## BEDROOM ONE

11'2" x 10'0" (3.42 x 3.07)

Double glazed French doors and matching side panels to rear, radiator, coving.

## BEDROOM TWO

9'9" x 10'2" (2.98 x 3.10)

Radiator, double glazed window to rear, coving.

## BEDROOM THREE

8'8" x 8'5" (2.65 x 2.58)

Radiator, double glazed window to side, coving.

## FAMILY BATHROOM

Four piece suite comprising; Double shower cabin, panelled bath, vanity washhand basin, low level WC, complementary ceramic tile splashback and flooring, obscure double glazed window to side, chrome towel radiator, coving, extractor fan.

## OUTSIDE

Double wrought iron gates provide access to a car hardstand. The garden areas surrounding the bungalow are predominantly paved and therefore require minimal attention. Two garden shed are to remain.

## TENURE

We have been advised the property is Freehold, to be verified.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D			65
(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	

