



28 High Street, Abercarn, , Gwent NP11 5GQ
Guide Price £130,000

****GUIDE PRICE £130,000-£135,000** SPACIOUS FAMILY HOME IN VILLAGE LOCATION****

Sage and Co are pleased to offer FOR SALE this SPACIOUS END TERRACE PROPERTY set in the popular village of Abercarn close to local amenities including schools, health centre and good road links to the M4.

Set over THREE STOREYS this property offers spacious KITCHEN/LIVING ROOM, 2/3 BEDROOMS with the convenience of TWO BATHROOMS, perfect for a growing family or those looking for extra room to accommodate multiple generations under one roof.

Outside is a good size rear garden with stunning mountain views, providing a peaceful retreat right at your doorstep.

The property is being sold with NO ONWARD CHAIN and is one not to be missed

EPC RATING- D
COUNCIL TAX BAND- A



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ENTRANCE

Enter through a double glazed front door.

OPEN PLAN LIVING ROOM/KITCHEN

15'9" x 22'0" (4.81 x 6.72)

Double glazed window to the front and rear, stairs to the first floor, central heating radiator, stairs to the lower floor.

KITCHEN AREA: A range of base and wall units, rolled edge work surface, inset stainless steel sink unit, mixer tap over, space for a gas cooker, space for fridge/freezer,

STAIRS TO THE FIRST FLOOR - LANDING

Doors to:

BEDROOM ONE

9'10" x 12'0" (3.01 x 3.67)

Double glazed window to the rear, central heating radiator, door to:

DRESSING AREA

Hanging space to both sides.

BEDROOM TWO

7'1" x 11'5" (2.17 x 3.50)

Double glazed window to the front, central heating radiator.

SHOWER ROOM

8'3" x 5'10" (2.52 x 1.80)

Obscure double glazed window to the front, step in shower cubicle, low level WC, pedestal wash hand basin, extractor fan, chrome heated towel rail.

STAIRS TO THE LOWER GROUND FLOOR

UTILITY ROOM

11'5" x 13'4" (3.48 x 4.08)

Plumbing for automatic washing machine, cupboard housing combi boiler, double glazed window and door to the rear, tiled floor.

BEDROOM THREE (FORMER KITCHEN)

10'10" x 9'7" (3.31 x 2.94)

Double glazed door and window to the front, central heating radiator, tiled floor (all kitchen services still available)

BATHROOM

Panelled bath, mixer tap and shower over, pedestal wash hand basin, separate WC, obscure double glazed window to the side.

OUTSIDE

FRONT: Steps to front door, steps down to lower ground floor

REAR: Steps down to good size low maintenance garden, lower garden area inaccessible with garage to rear.

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			62
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
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