



**61 High Meadow, Abercarn, NP11 5AD**  
**Guide Price £220,000**

**\*\*GUIDE PRICE £220,000 TO £230,000\*\***  
**\*\*COME TAKE A LOOK AROUND THIS FABULOUS FAMILY HOME \*\***

Sage and Co are delighted to offer FOR SALE this MODERN SEMI DETACHED PROPERTY set in the popular village of Abercarn with access to good road and rail links and local amenities.

The property offers to the ground floor spacious living room with modern media wall, FABULOUS HIGH GLOSS FITTED KITCHEN/DINING ROOM. Bedroom four and shower room. To the first floor are the remaining three bedrooms and the family bathroom. Outside offers a spacious sloping garden to the rear whilst to the front is a fabulous decked area with spectacular vies over the surrounding area.

This property has been upgraded by the current sellers to a high standard and is one not to miss.

COUNCIL TAX BAND: B  
EPC RATING: TBC



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ENTRANCE

Enter through a composite front door.

ENTRANCE HALLWAY

Stairs to the first floor, central heating radiator, porcelain tiled floor, doors to:

LIVING ROOM

10'11" x 14'5" (3.35 x 4.40)

Double glazed "French" doors to the front, central heating radiator, Media Wall with feature LED fire.

KITCHEN/DINER

21'0" x 9'10" (6.42 x 3.01)

A range of high gloss base and wall units, rolled edge work surface and breakfast bar, inset polycarbonate sink unit, integrated induction hob an extractor over, eye level oven and grill, integrated dishwasher and fridge/freezer, central heating radiator, two double glazed windows to the rear, porcelain tiled floor, under stairs storage cupboard, door through to:

INNER HALLWAY

Central heating radiator, double glazed door to the rear, doors to:

BEDROOM FOUR/SECOND SITTING ROOM

Double glazed window to the front, central heating radiator.

GROUND FLOOR SHOWER ROOM

4'7" x 6'0" (1.40 x 1.85)

Step in shower cubicle, low level WC, vanity Wash hand basin, chrome towel rail, obscure double glazed window to the rear.

STAIRS TO THE FIRST FLOOR - LANDING

Double glazed window to the side, loft access, doors to:

BEDROOM ONE

8'7"x 14'8" (2.64x 4.48)

Double glazed window to the rear, central heating radiator, storage cupboard.

BEDROOM TWO

11'3" x 10'11" (3.43 x 3.33)

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

BEDROOM THREE

Double glazed window to the front, central heating radiator.

FAMILY BATHROOM

Panelled bath with mixer tap over, low level WC, vanity wash hand basin, walls tiled in ceramics, obscure double glazed window to the rear.

OUTSIDE

FRONT: Steps up to good size decking with spectacular views over the surrounding area.  
SIDE: Pedestrian access to the rear.  
REAR: Good size tiered rear garden.

TENURE

We have been advised freehold.

