



47B Coed Celyn Drive, Abercarn, , NP11 5AU
Guide Price £220,000

**** GUIDE PRICE £220,000 TO £230,000 ****
****MODERN SEMI DETACHED FAMILY HOME IN POPULAR LOCATION****

Sage and co are delighted to offer FOR SALE this MODERN SEMI DETACHED PROPERTY set on this popular site in Abercarn close to good road and rail links and local Primary School. The property offer to the ground floor SPACIOUS LIVING ROOM and MODERN RECENTLY FITTED KITCHEN/DINER overlooking the enclosed rear garden. To the first floor are THREE BEDROOMS the master having ensuite facilities and the family bathroom. Outside is a level rear garden and DRIVEWAY providing off road parking for TWO FAMILY VEHICLES. This property has been fully decorated and newly carpeted throughout is being sold with NO ONWARD CHAIN and is one not to miss.
EPC RATING: C
COUNCIL TAX BAND: D



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

www.sageandco.co.uk

ENTRANCE

Enter through a composite front door

ENTRANCE PORCH

Central heating radiator, doors to:

GROUND FLOOR WC

Low level WC, pedestal wash hand basin, central heating radiator, obscured double glazed window to front.

LIVING ROOM

17'7" max x 12'2" (5.38 max x 3.71)

Double glazed window to front, two central heating radiators, stairs to the first floor.

KITCHEN/DINER

14'11" x 9'0" (4.57 x 2.75)

Newly fitted shaker style base and wall units, rolled edge work surfaces , integrated stainless steel sink unit with new mixer taps over, integrated newly fitted gas hob and electric oven, plumbing for automatic washing machine, space for fridge freezer, wall mounted combi boiler, large under stairs storage cupboard, central heating radiator, double glazed window and French doors to rear.

STAIRS TO FIRST FLOOR - LANDING

Loft access, double glazed window to the side, large storage cupboard doors to

BEDROOM ONE

8'5" x 11'8" (2.58 x 3.58)

Double glazed window to the front, central heating radiator.

ENSUITE

Step in shower cubicle, low level WC, pedestal wash hand basin, central heating radiator

BEDROOM TWO

10'2" x 8'5" (3.10 x 2.57)

Double glazed window to rear, central heating radiator.

BEDROOM THREE

6'3"x 8'7" (1.91x 2.64)

Double glazed window to the front, central heating radiator.

FAMILY BATHROOM

Panelled bath, low level WC, pedestal wash hand basin, central heating radiator, obscured double glazed window to the rear.

OUTSIDE

FRONT: Lawned front garden.

SIDE: Driveway providing off road parking for two cars, pedestrian access to rear.

REAR: Enclosed lawned rear garden with storage shed to remain.

TENURE

We have been advised freehold

