



90 Gwyddon Road, Abercarn, NP11 5GY

Guide Price £230,000

****GUIDE PRICE £230,000 TO £240,000****

Sage and Co are pleased to offer FOR SALE this SPACIOUS SEMI DETACHED PROPERTY set over THREE FLOORS

The property is set in the village of Abercarn close to local amenities including the fabulous FORESTRY WALK ideal for cycling and dog walking alike or just for a stroll on a sunny day, with just a short walk to the shops, schools, health centre, public transport links this property is the ideal family home. There is a SPACIOUS DOUBLE GARAGE AND STORAGE SPACE to the rear accessed by a rear lane whilst the level lawned garden offers fabulous views over the surrounding mountains.

The property benefits from THREE BEDROOMS as well as a good size LIVING/DINING ROOM. The lower ground floor offers a good size KITCHEN/BREAKFAST ROOM with patio doors overlooking the garden.

This property is one not to be missed so book your viewing today not to be disappointed.

COUNCIL TAX BAND: C

EPC RATING: TBC



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ENTRANCE

Enter through a part glazed front door with matching side pane.

ENTRANCE PORCH

Panelled glazed door leading hallway.

ENTRANCE HALLWAY

Central heating radiator, stairs to the first floor and lower ground floor, dado rail.

GROUND FLOOR WC

Low level WC, pedestal wash hand basin, obscure double glazed window to the rear, central heating radiator.

LIVING/DINING ROOM

11'1" x 23'10" (3.38 x 7.28)

Double glazed bay windows front and rear, two central heating radiators, feature fireplace, coved ceiling.

STAIRS TO THE FIRST FLOOR - LANDING

Doors to:

BEDROOM ONE

10'8" x 9'10" (3.27 x 3.02)

Double glazed bay window to the rear, central heating radiator, fitted wardrobes to one wall (one housing the combi boiler).

BEDROOM TWO

9'8" x 12'11" (2.96 x 3.94)

Double glazed window to the front, central heating radiator.

BEDROOM THREE

7'11" x 9'6" (2.43 x 2.92)

Double glazed window to the front, central heating radiator.

FAMILY BATHROOM

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

STAIRS TO THE LOWER GROUND FLOOR

KITCHEN

16'3" x 11'7" max (4.97 x 3.55 max)

Fitted with a range of base and wall units, rolled edge work surface, inset stainless steel sink unit, mixer tap over, integrated gas hob and electric oven, plumbing for automatic washing machine. space for fridge/freezer, central heating radiator, under stairs storage cupboard, spot lighting, double glazed patio doors to the rear.

OUTSIDE

FRONT: Forecourt to front

SIDE: Pedestrian access to rear

REAR: Enclosed level lawn with gate and steps down to sloping garden in need of attention leading to rear lane and garage.

GARAGE

Double garage with roller shutter doors to front and rear, Mezzanine floor with ladder access for storage.

TENURE

We have been advised freehold

