



21 Llanfach Road, Llanfach, Abercarn, NP11 5LE
Guide Price £140,000

**** REDUCED TO A GUIDE PRICE £140,000 TO £150,000 ****
****SEMI DETACHED PROPERTY WITH FABULOUS VIEWS IN POPULAR LOCATION****

Sage and Co are pleased to offer FOR SALE this SEMI DETACHED PROPERTY in an elevated position overlooking the village of Abercarn close to local amenities including schools, doctors surgery and a short distance from good road and rail links. The property offers to the ground floor a GOOD SIZE KITCHEN/DINER with a light and airy living room offering fabulous views. To the first floor are THREE BEDROOMS and the family bathroom. Outside offers a low maintenance rear garden with A DRIVEWAY TO THE SIDE for off road parking. This property is in need of upgrading and priced to reflect this. Book your viewing today not to miss out!!

COUNCIL TAX BAND: B
EPC RATING: E



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ENTRANCE

Enter through a double glazed front door.

ENTRANCE PORCH

Stairs to the first floor, door to:

LIVING ROOM

12'2" x 16'8" (3.71 x 5.10)

Double glazed window to the front, double glazed "French" doors to the rear, central heating radiator, feature fireplace,. laminate flooring.

KITCHEN/DINER

16'9" x 8'11" (5.11 x 2.72)

Fitted with a range of bae and wall units, rolled edge work surface, inset stainless steel sink unit, integrated electric hob with eye level double oven/grill, plumbing for automatic washing machine and tumble dryer, central heating radiator, double glazed window to the front, double glazed door and window to the rear.

STAIRS TO THE FIRST FLOOR - LANDING

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

BEDROOM ONE

11'4" x 8'11" (3.46 x 2.72)

Double glazed window to the front, central heating radiator, fitted cupboard to one will.

BEDROOM TWO

8'10" x 8'8" (2.71 x 2.66)

Double glazed window to the front, large storage cupboard.

BEDROOM THREE

7'9" x 7'1" (2.37 x 2.16)

Double glazed window to the rear, large storage cupboard housing hot water tank.

FAMILY BATHROOM

Coloured suite comprising panelled bath with shower over, low level WC, pedestal wash hand basin, central heating radiator, obscure double glazed window to the rear.

OUTSIDE

FRONT: Lawned front garden with steps leading to front door.
SIDE: Driveway providing off road parking with gated access to the rear.
REAR: Low maintenance rear garden with tiered patio areas and storage shed.

TENURE

We have been advised freehold.

