



5 Graigwen Houses, Abercarn, Newport, NP11 5AL

Guide Price £250,000

**** GUIDE PRICE £250,000 ** RARE OPPORTUNITY ** THREE BEDROOM, SEMI-DETACHED COTTAGE****

Sitting in the secluded area of GRAIGWEN HOUSES', ABERCARN, this SEMI-DETACHED COTTAGE presents a RARE OPPORTUNITY for those seeking a delightful home in a SEMI-RURAL SETTING. With NO ONWARD CHAIN, this property is ready for you to make it your own. The cottage boasts TWO INVITING RECEPTION ROOMS, perfect for both relaxation and entertaining. It features TWO SPACIOUS DOUBLE BEDROOMS and a SINGLE BEDROOM, providing ample space for families or guests. Additionally, a LOFT CONVERSION offers two versatile rooms, which could serve as a home office, playroom, or extra storage, catering to your lifestyle needs. The FIRST-FLOOR BATHROOM and convenient GROUND FLOOR WC enhance the practicality of this home. Set on a GENEROUS PLOT, the property enjoys BEAUTIFUL VIEWS over local nature trails and walks of the TREWYN, making it an ideal retreat for nature lovers and those who appreciate the outdoors. Graigwen Houses is a SOUGHT-AFTER LOCATION, known for its tranquil atmosphere and community spirit. This hidden gem is not only a comfortable residence but also a gateway to the stunning landscapes that surround it. Whether you are looking to settle down or invest, this property is a wonderful choice that combines charm, space, and a picturesque setting. Don't miss the chance to view this exceptional home.

EPC- TBC
COUNCIL TAX- C (Caerphilly)



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

www.sageandco.co.uk

ENTRANCE HALL

Access via composite front door, leading to lounge and separate reception/ diner. Open to stairs for first floor. Single glazed, wooden framed window to front aspect. Single central heating radiator.

LOUNGE

18'3" x 11'8" (5.57 x 3.58)

Accessible from entrance hall. Lounge to front and rear aspects with single glazed wooden framed windows. Dual fuel log burner into chimney breast with one twin and one single central heating radiators present.

RECEPTION/ DINING ROOM

18'4" x 12'11" (5.60 x 3.96)

Family reception/ dining room to front and rear aspects with single glazed wooden framed windows. Electric fire place into chimney breast, two twin central heating radiators. Consumer unit present.

KITCHEN

7'10" x 14'5" (2.41 x 4.41)

Galley style kitchen to front and side aspect with single glazed wooden framed windows. High and low base storage units with marble effect worktops and upstands, polycarbonate sink and drainer with mixer taps over, integrated fridge and freezer. Loft hatch present.

GROUND FLOOR W/C

4'6" x 2'4" (1.38 x 0.73)

Ground floor suite with low level W/C and sink. Side aspect wooden framed, single glazed obscure window.

FIRST FLOOR LANDING

Access to bedroom one, two and three along with first floor bathroom. Airing cupboard housing combination boiler. Rear aspect double glazed uPVC window.

BEDROOM ONE

11'8" x 10'11" (3.56 x 3.35)

Double bedroom to front aspect with inbuilt storage. Single glazed wooden framed window.

BEDROOM TWO

11'11" x 8'5" (3.64 x 2.58)

Double bedroom to front aspect with single glazed wooden framed window. Single central heating radiator and chimney breast present. Access to loft rooms.

BEDROOM THREE

8'8" x 6'10" (2.66 x 2.09)

Single bedroom to rear aspect with double glazed uPVC window.

LOFT ROOM ONE

11'11" x 8'2" (3.64 x 2.51)

Room to front aspect with double glazed skylights to room.

LOFT ROOM TWO

7'5" x 10'3" (2.28 x 3.13)

Room to front aspect with double glazed skylights to room. Storage to eaves.

OUTSIDE

FRONT: Shared pathway from road to property. Tiered to front gate, followed by level patio area to front door.
SIDE: patio area with pond and shrubs to boundary.
REAR: Patio area leading onto tiers. Steps to lawned area with greenhouse. Shrubs to boundary.

TENURE

We are advised that this property is FREEHOLD.

