



Sage
& Co.
Property Agents

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Local Independent Local Estate Agency



25 Gwyddon Road, Abercarn, Newport, NP11 5GY

Asking Price £120,000

*****REAVAILABLE*** **NO ONWARD CHAIN****

SAGE AND CO are delighted to offer FOR SALE this SPACIOUS END TERRACE COTTAGE in the popular 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 and public transport links this property is one not to be overlooked.

The property offers TWO SITTING ROOMS and the FAMILY SHOWER ROOM to the ground floor while there are THREE BEDROOMS to the first floor making this an ideal family home.

While the property needs some attention this is the chance to put your personal touch to it making it feel like your very own right from the start.

Book your viewing on this today not to miss out.

EPC RATING: D

COUNCIL TAX BAND TBC



70 Tredegar Street Risca NP11 6BW

Telephone: 01633 838888 **Email:** risca@sageandco.co.uk

www.sageandco.co.uk

ENTRANCE

Enter through a double glazed front door.

ENTRANCE PORCH

Two double glazed windows to the side, door to:

HALLWAY

Stairs to the first floor, door to

LIVING ROOM

11'7" x 14'8" (3.54 x 4.49)

Double glazed window to the front, feature fireplace with gas fire, dado rail, single radiator.

DINING ROOM

11'1" x 14'4" (3.40 x 4.37)

Double glazed window to the rear, feature fireplace, gas fire, single radiator, dado rail.

KITCHEN

11'7" x 7'5" (3.54 x 2.28)

Fitted with a range of base and wall units, rolled edge work surface, inset stainless steel sink unit with mixer tap over, splash back tiling, integrated fridge, inset gas hob with eye level double over, plumbing for automatic washing machine, double glazed door and window to the side, double radiator, tiled floor.

FAMILY BATHROOM

6'4" x 5'7" (1.95 x 1.71)

Fitted with a corner shower cubicle, low level WC, pedestal wash hand basin, double radiator, double glazed window to the rear, tiled floor.

STAIRS TO THE FIRST FLOOR - LANDING

Doors to:

BEDROOM ONE

11'9" x 11'10" (3.59 x 3.61)

Two double glazed windows to the front, single radiator.

BEDROOM TWO

11'7" x 8'7" (3.54 x 2.64)

Double glazed window to the rear, single radiator, airing cupboard housing combi boiler.

BEDROOM THREE

8'4" x 5'8" (2.56 x 1.74)

Double glazed window to the rear, single radiator.

OUTSIDE

FRONT: Low maintenance front garden with seating area.

SIDE: Pedestrian access to rear.

REAR: Steps to tiered garden with gated access to rear lane.

TENURE

We have been advised freehold.

