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Property Agents



8 Persondy Terrace, Abercarn, Newport, NP11 5JS
Asking Price £250,000

**** THREE BEDROOM SEMI-DETACHED FAMILY HOME ** PERIOD FEATURE HOME ** BEAUTIFULLY PRESENTED THROUGHOUT ****

Nestled in the tranquil cul-de-sac of PERSONDY TERRACE, ABERCARN, this charming THREE BEDROOM, SEMI-DETACHED HOUSE presents a RARE OPPORTUNITY for families seeking a delightful home. The property boasts stunning stone-built PERIOD FEATURES, adding character and warmth to the living space. Upon entering, you are welcomed into a spacious FAMILY LOUNGE, which is enhanced by French doors that open onto both the front and rear gardens, creating a seamless connection with the outdoors. The TIERED REAR GARDEN is a true highlight, featuring enchanting elements, including a quaint bridge leading to the FIRST FLOOR MASTER BEDROOM, making it a unique and inviting space for relaxation. The STYLISH COTTAGE THEMED KITCHEN/DINER is perfect for entertaining, providing ample room for family gatherings and social occasions. The layout includes TWO GENEROUS DOUBLE BEDROOMS and A WELL-APPOINTED SINGLE BEDROOM, ensuring comfort for all family members. The FIRST FLOOR FAMILY BATHROOM, complemented by a separate WC, offers added privacy, making it ideal for growing families. This property is BEAUTIFULLY PRESENTED THROUGHOUT, combining modern living with period charm. With its peaceful location and thoughtful design, this home is sure to appeal to those looking for a serene yet convenient lifestyle in ABERCARN, just a stones throw away from the village amenities, transport links



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ENTRANCE HALL

Access via composite front door into hallway leads to family lounge and kitchen/diner. Open to stairs for first floor landing.

LOUNGE

17'11" x 11'9" (5.47 x 3.60)

Generous family lounge to front and rear aspect with French doors to both front and rear patio areas. Chimney breast with electric fire place, wooden mantle and stone hearth, double central heating radiator.

KITCHEN/DINER

7'5" x 15'7" (2.27 x 4.75)

Open plan kitchen/diner fitted with shaker style base and wall units, wooden effect square edge worktop and breakfast bar with inset five ring gas hob, eye level double oven, inset porcelain sink unit with brass mixer taps over, integrated dishwasher, space for fridge/ freezer, corner pantry cupboard, Feature fireplace in dining room with wood burning stove, wooden mantle and slate hearth. Double glazed windows to front and rear, modern central heating radiator, tiled floor throughout.

FIRST FLOOR LANDING

Access from stairway onto landing, leading too all bedrooms and bathroom with separate WC.

BEDROOM ONE

17'11" x 11'10" (5.47 x 3.62)

Double bedroom to front aspect with uPVC double glazed windows and central heating radiator. French doors to rear with charming bridge over to rear garden. Fitted wardrobes around chimney breast and to rear of room, airing cupboard housing combi boiler. Access from first floor landing. Door to over stairway storage area with window to front.

BEDROOM TWO

9'10" x 12'1" (3.02 x 3.70)

Double bedroom to front aspect with uPVC window and twin central heating radiator.

BEDROOM THREE

7'7" x 12'4" (2.32 x 3.78)

Generous single bedroom to rear aspect with twin central heating radiator.

FAMILY BATHROOM

Bathroom suite with freestanding bath with claw feet, shower over, vanity unit with cupboards underneath and wash hand basin., Double glazed uPVC window to rear aspect.

SEPARATE WC

Low level WC, wood panelling to lower wall.

OUTSIDE

FRONT: Steps to front door, with patio area to front and side gates access

SIDE: Pedestrian access to rear garden

REAR: Tiered rear garden with patio and stone chipping areas. Shrubs and flower beds to boundary. Bridge to first floor master bedroom via French doors. Summer house with power and light, additional storage shed, gate to rear access..

AGENTS NOTE

AGENTS NOTE: Current homeowners lease parking spaces opposite the property for £75 per annum. Currently two spaces are leased in this agreement. There is an option to take over the lease upon ownership.

TENURE

We are advised that this property is FREEHOLD.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		