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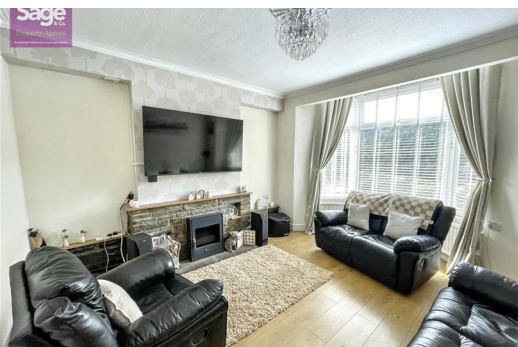


33 Rhyswg Road, Abercarn, Newport, NP11 5HB
Guide Price £230,000

**** GUIDE PRICE £230,000-£240,000 ** BEAUTIFUL FAMILY HOME IN ELEVATED POSITION** ****

Set in the heart of ABERCARN, this charming THREE BEDROOM SEMI-DETACHED FAMILY HOME on RHYSWG ROAD offers a perfect blend of comfort and modern living. The property boasts TWO SPACIOUS BAY FRONTED LIVING ROOMS, providing ample space for relaxation and entertaining. The heart of the home is a contemporary modern fitted family KITCHEN, which seamlessly opens to a convenient utility area, making daily chores a breeze. This residence features THREE generously sized DOUBLE BEDROOMS, ensuring plenty of room for family and guests. The property is equipped with both GROUND and FIRST-FLOOR BATHROOMS. The outdoor space is equally impressive, with a TIERED GARDEN that is patioed at both the front and rear, providing an ideal setting for outdoor gatherings or simply enjoying the fresh air with low maintenance. Situated in a SOUGHT AFTER LOCATION, overlooking 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 the village shops, schools, health centre, public transport links just two minutes away this property is the ideal family home. Additionally, excellent TRANSPORT LINKS are nearby, making for a short commute to the M4, perfect for those who travel regularly. This semi-detached family home is not just a property; it is a place where memories can be made. With its modern features, stunning views, and prime location, it is an opportunity not to be missed.

EPC RATING: TBC
COUNCIL TAX BAND: C



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ENTRANCE HALLWAY

Entrance via uPVC front door with obscure double glazing and stained glass. Open to stairway for first floor landing and column cast radiator. Complete with under stair storage cupboard, leads to;

LOUNGE

12'9" x 11'11" (3.89 x 3.64)

Bay fronted lounge to front aspect with double glazed uPVC window. Electric log burner style fireplace into chimney breast and twin central heating radiator present.

SITTING/ DINING ROOM

11'10" x 10'8" (3.61 x 3.27)

Bay fronted sitting/dining room to front aspect with double glazed uPVC window. Twin central heating radiator present.

KITCHEN

9'10" x 14'2" (3.00 x 4.34)

Modern fitted kitchen offering high and low base storage units and marble effect rolled worktop, polycarbonate sink with drainer and chrome mixer taps over. Five ring hob and electric oven with chrome circulation fan over. Double glazed uPVC window to rear aspect. Pantry cupboard present housing gas combi boiler. Open to utility area.

UTILITY AREA

12'9" x 5'6" (3.90 x 1.69)

Open to kitchen, complete with high and low base units and space for separate appliances. Matching rolled worktops with upstand. Side aspect uPVC window and back door.

GROUND FLOOR SHOWER ROOM

3'4" x 12'4" (1.04 x 3.78)

Walk in shower suite with electric over head shower and separate low level WC. Tiled finish complete with twin central heating radiator. Rear aspect obscure, double glazed uPVC window.

FIRST FLOOR LANDING

Split level landing with double glazed uPVC windows to front and rear aspect. Consumer unit present. Leads to;

BEDROOM ONE

12'8" x 11'10" (3.87 x 3.61)

Double, bay fronted bedroom to front aspect with double glazed uPVC window. Chimney breast present and single central heating radiator.

BEDROOM TWO

10'8" x 11'11" (3.26 x 3.64)

Bay fronted double bedroom to front aspect with double glazed uPVC window. Single central heating radiator present and storage unit inbuilt.

BEDROOM THREE

8'10" x 9'11" (2.70 x 3.03)

Double bedroom to rear aspect with uPVC double glazed window.

FAMILY BATHROOM

Family bathroom suite to first floor with with chrome mixer taps over, sink and low level WC. Tiled finish with obscure double glazed uPVC window to side aspect.

TENURE

We are advised this property is FREEHOLD.

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales	EU Directive 2002/91/EC	

