



124 Coed Celyn Drive, Abercarn, , NP11 5AT
Reduced To £299,950

****A FABULOUS FAMILY HOME IN POPULAR LOCATION** **THIS IS ONE NOT TO MISS!! ****

Sage and co are delighted to offer FOR SALE this EXCEPTIONALLY WELL PRESENTED SEMI DETACHED TOWN HOUSE in the popular location of Abercarn close to local amenities including A467 Brynmawr to Bassaleg Bypass local Primary School and within a short walk to Newbridge Train Station.

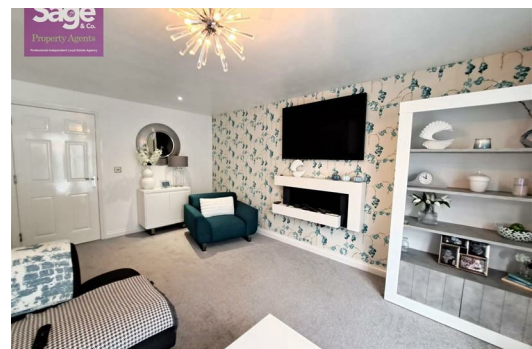
Set over Three floors the property offers spacious family living with the Master Bedroom, Ensuite and Dressing Area on the Second Floor whilst to the ground floor is the good size living/dining room, kitchen, WC and CONSERVATORY leading to a well kept rear garden with several seating areas. To the First floor are TWO DOUBLE BEDROOMS and the family bathroom.

The property also benefits from a SINGLE GARAGE and good size driveway.

A viewing of this property is HIGHLY ADVISED NOT TO MISS OUT!!

EPC RATING: C

COUNCIL TAX BAND: E



70 Tredegar Street Risca NP11 6BW

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

ENTRANCE

Enter through a composite front door

HALLWAY

Tiled floor, wood panelled walls, under stairs storage cupboard, central heating radiator, stairs to first floor.

GROUND FLOOR WC

Close coupled WC, vanity wash hand basin, central heating radiator, tiled floor.

KITCHEN

12'9" x 9'10" (3.90 x 3.013)

Range of high gloss base and wall units, rolled edge work surface, inset stainless steel sink unit with mixer tap over. integrated fridge freezer, plumbing for automatic washing machine, wall mounted gas combi boiler, integrated electric hob and oven, tiled floor.

LIVING/DINING ROOM

13'4" x 16'5" max (9'11" x 9'10" min) (4.08m x 5.01m max (3.04 x 3.013 min))

Double glazed 'French' doors to conservatory, under stairs storage cupboard, central heating radiator.

CONSERVATORY

8'11" x 9'5" (2.74 x 2.88)

Double glazed windows to two sides, double glazed 'French' doors to rear, tiled floor.

STAIRS TO FIRST FLOOR LANDING

Central heating radiator, doors to;

BEDROOM TWO

11'0" x 13'3" (3.36 x 4.06)

Two double glazed window to floor, central heating radiator, laminate flooring

BEDROOM THREE

11'6" x 13'4" (3.53 x 4.08)

Double glazed window to rear, central heating radiator, laminate flooring,

BATHROOM

Panelled bath with mixer tap over and hand held shower over, close coupled WC, vanity wash hand basin, obscured double glazed window to rear.

BEDROOM ONE

13'5" x 12'10" (4.11 x 3.93)

Double glazed window to front, fitted cupboards, central heating radiator, laminate flooring

DRESSING AREA

6'4" x 10'4" (1.94 x 3.17)

Velux window, central heating radiator, laminate flooring

EN-SUITE

Double step in shower, close coupled WC,

OUTSIDE

FRONT: Enclosed low maintenance front garden laid with mature shrubs.

SIDE: Pedestrian access to rear.

REAR: Well maintained good size rear garden with selected decked areas and grassed area to enjoy the outdoors.

GARAGE AND DRIVEWAY

Driveway for two cars leading to single garage with up and over door.

TENURE

We have been advised freehold

