



2 Rhyswg Road, Abercarn, , NP11 5HA
Asking Price £250,000

** Welcome to this beautifully refurbished and fully renovated four-bedroom family home located in the desirable Rhyswg Road area of Abercarn. ** As you enter the property, you are greeted by a bay-fronted family lounge, perfect for relaxing and entertaining guests. Adjacent is a second reception/dining room featuring French doors that lead out to the rear garden, allowing for seamless indoor-outdoor living. The modern and stylish kitchen boasts integrated appliances, making meal preparation a breeze. A convenient utility room and downstairs W/C add to the practicality of this family home. The property consists of three spacious double bedrooms and one single bedroom, providing ample space for a growing family or guests. This property is being offered with no onward chain, ensuring a smooth and hassle-free buying process. Don't miss the opportunity to make this beautifully renovated family home in Abercarn yours. Contact us today to arrange a viewing!

EPC Rating: TBC
Council Tax: C



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ENTRANCE HALL

Entrance hall way with PVC front door, twin gas central heating radiator. Access to front lounge and leads onto open dining room, open to stairway to first floor landing.

LOUNGE

13'5" x 10'5" (4.10 x 3.20)

Bay fronted family lounge with feature electric LED fireplace built into chimney breast. Twin gas central heating radiator present. Double glazed PVC windows in bay.

RECEPTION/ DINING ROOM

11'6" x 14'8" (3.53 x 4.48)

Multi functional reception/dining room open from entrance hall. Feature electric LED fire place built into chimney breast. PVC French Doors to garden & access to kitchen. Under-stair storage cupboard present.

KITCHEN

9'2" x 9'8" (2.81 x 2.95)

Stylish and modern fitted kitchen with high and low unit storage. Integrated fridge/ freezer, dish washer and micro wave. Ceramic hob and electric oven. Side aspect double glazed PVC window. Twin gas central heating radiator. Access through to utility room and W/C.

UTILTIY ROOM

5'7" x 5'8" (1.71 x 1.73)

Separated utility room with space for appliances. High and low unit storage. Porcelain sink and gold finish tap integrated to work surface. Twin central heating radiator. Access to separate W/C.

DOWNSTAIRS W/C

5'11" x 3'6" (1.81 x 1.09)

Separate W/C with free standing shower. Tiled splash back surround.

STAIRS TO FIRST FLOOR/ LANDING

Stair way from reception/ dining room leading to first floor landing. Split level landing providing access to four bedrooms and one bathroom. Loft hatch present.

BEDROOM ONE

12'0" x 11'5" (3.66 x 3.48)

Double bedroom with space for furnishings. Double glazed window to front aspect of property. Twin gas central heating radiator.

BEDROOM TWO

9'6" x 10'10" (2.91 x 3.32)

Double bedroom. Double glazed PVC windows overlooking rear aspect of property. Twin gas central heating radiator.

BEDROOM THREE

8'1" x 12'8" (2.47 x 3.88)

Double bedroom. Double glazed PVC window to front aspect of the property. Twin gas central heating radiator.

BEDROOM FOUR

9'5" x 6'11" (2.89 x 2.12)

Single bedroom. Double glazed window to side aspect of property. Twin gas central heating radiator.

BATHROOM

6'10" x 9'11" (2.10 x 3.04)

Modern and stylish four piece bathroom suite. Feature bath and separate walk in shower with tiles splash back surround. Two double glazed PVC windows to side and rear aspect. Chrome finish towel radiator.

OUTSIDE

Front- Tired wall with low maintenance stone chippings. Steps leading up to front door.

Rear- Private courtyard area with slate chippings, low maintenance. Brick build shed. Steps to shed roof.

Side- Gated side access leading onto rear garden.

TENURE

We are advised that 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 CO ₂ 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 CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

