



## 62 Gwyddon Road, Newport Gwent NP11 5GZ

**Offers in the region of £185,000**

**\*\*FANTASTIC FIRST TIME BUY/FAMILY HOME\*\*LOVELY LOCATION\*\***

Parkmans are delighted to offer for sale this well presented, good size semi detached property. Located within the popular village of Abercarn, close to local amenities and fantastic walks, cycling routes within Scenic Drive and Abercarn Forestry. The property is well situated for those needing to commute with main road networks and train station only being a short distance away.

This lovely home has been refurbished throughout and benefits from a lounge and dining room, with brick feature fireplaces, good size fitted kitchen and ground floor wc/cloakroom. To the first floor and three good size bedrooms and family shower room. Externally the property offers front forecourt and low maintenance enclosed rear garden offering fantastic views.

Viewing is highly recommended at the earliest opportunity.

TENURE: We are advised Freehold  
COUNCIL TAX BAND: C  
EPC: E



### Entrance Hall

UPVC double glazed front door, plaster walls and ceiling, feature period cornice, radiator, laminate flooring, carpeted stairs to first floor.

### Reception 1

8'10" x 11'8" (2.693 x 3.563)

UPVC double glazed window to front, plaster walls and ceiling, feature brick fireplace, radiator, power points, laminate flooring.

### Reception 2

18'8" max x 11'2" (5.696 max x 3.419)

Plaster walls and ceiling, feature brick fireplace, radiator, power points, laminate flooring, under stairs storage.

### Kitchen

13'9" x 7'8" (4.204 x 2.338)

X2 skylights, plaster walls and ceiling, fitted with a range of base and wall units, work surface over, eye level built in oven, electric hob, chimney style extractor hood, stainless steel bowl and a half drainer sink with mixer tap, radiator, power points, herringbone style flooring.

### Rear Lobby

UPVC double glazed door, plaster walls and ceiling, herringbone style flooring.

### Cloakroom/WC

3'0" x 4'8" (0.93 x 1.44)

Low level WC, tiled around, plaster ceiling, herringbone style flooring.

### Landing

UPVC double glazed window to side, plaster walls and ceiling, carpeted, roof access hatch.

### Shower Room

6'0" x 5'10" (1.83 x 1.79)

UPVC double glazed obscured window to front, plaster ceiling, fully tiled, step in shower cubicle, inset vanity wash hand basin, low level WC, towel radiator, tiled floor.

### Bedroom 1

12'7" into alcove x 9'0" (3.854 into alcove x 2.767)

UPVC double glazed window to front, plaster walls and ceiling, power points, radiator, carpeted.

### Bedroom 2

9'1" x 11'5" (2.780 x 3.482)

UPVC double glazed window to rear, plaster walls and ceiling, power points, radiator, carpeted.

### Bedroom 3

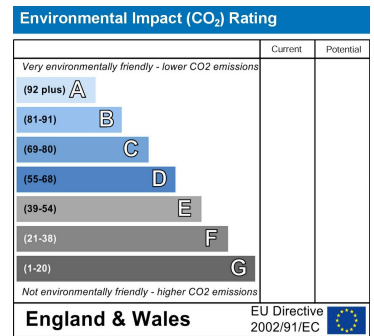
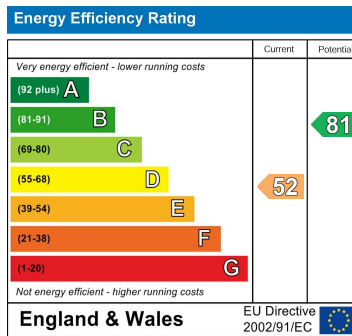
9'6" x 8'4" (2.901 x 2.549)

UPVC double glazed window to rear, plaster walls and ceiling, power points, radiator, carpeted.

### External

To the front: Paved forecourt, side access leading to rear.

To the rear: Well laid, low maintenance tired garden with outstanding views.



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