



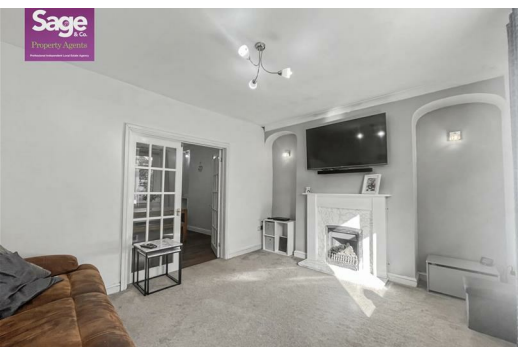
**50 Gwyddon Road, Abercarn, Newport, NP11 5GZ**  
**Guide Price £230,000**

**\*\*GUIDE PRICE £230,000 TO £240,000\*\***

Nestled in the charming area of Abercarn, this SPACIOUS SEMI DETACHED on Gwyddon Road offers a perfect blend of comfort and space for family living. With FOUR WELL PROPORTIONED BEDROOMS, this property is ideal for those seeking a home that accommodates both relaxation and practicality.

This lovely home offers TWO SITTING ROOMS providing ample space for entertaining guests or enjoying quiet family evenings. The DOUBLE EXTENSION enhances the living area, ensuring that there is plenty of room for everyone to enjoy. The layout is thoughtfully designed, making it easy to flow from one space to another. Situated in a popular location close to local amenities and fabulous country walks, this home also benefits from the convenience of excellent transport links, making it an ideal choice for families and professionals alike. The surrounding area offers a friendly community atmosphere, perfect for those looking to settle down in a welcoming neighbourhood. IN SUMMARY this fabulous house on Gwyddon Road is a fantastic opportunity for anyone seeking a spacious and versatile family home in a desirable location. With its four bedrooms, two reception rooms, and double extension, it promises a comfortable lifestyle in the heart of Abercarn. Do not miss the chance to make this lovely property your own.

EPC RATING: D  
COUNCIL TAX BAND: C



70 Tredegar Street Risca NP11 6BW  
**Telephone:** 01633 838888 **Email:** [risca@sageandco.co.uk](mailto:risca@sageandco.co.uk)

## ENTRANCE

Enter through a double glazed front door

## ENTRANCE HALL

Central heating radiator, stairs to first floor laminate flooring, understairs storage cupboard.

## LIVING ROOM

13'1" to chimney breast x 11'5" (4.01 to chimney breast x 3.49)

Double glazed window to front, central heating radiator, feature fireplace, gas fire, double glass doors to :-

## DINING ROOM

10'7" x 12'4" (3.24 x 3.78)

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

## KITCHEN

11'1" x 9'9" (3.39 x 2.99)

Fitted with a shaker style kitchen with a range of base and wall units, rolled edge work surfaces and breakfast bar, single stainless steel sink unit with mixer tap over, Space for a seven ring gas range with double oven and grill, integrated fridge freezer. Double glazed French doors to side.

## UTILITY

6'7" x 8'0" (2.02 x 2.46)

Fitted with a range of base and wall units, square edged work surfaces, plumbing for automatic washing machine and tumble dryer, space for fridge/freezer, wall mouted combi boiler, double glazed window to the side.

## GROUND FLOOR WC

Low level WC with space saving sink over, central heating radiator, tiled walls and floors

## STAIRS TO FIRST FLOOR - LANDING

Loft access, two central heating radiators, loft access to boarded loft with drop down ladder, doors to:

## BEDROOM ONE

11'11" x 11'5" (3.64 x 3.50)

Double glazed window to rear, central radiator, panelled wall

## BEDROOM TWO

11'11" x 9'4" (3.64 x 2.86)

Double glazed window to front, central heating radiator

## BEDROOM THREE

10'4" x 7'8" (3.15 x 2.35)

Double glazed window to side, central heating radiator.

## BEDROOM FOUR

7'6" x 8'9" (2.30 x 2.69)

Double glazed window to front, central heating radiator,

## FAMILY BATHROOM

10'11" x 6'11" (3.35 x 2.13)

Panelled bath, waterfall tap and hand held shower over, step in double shower cubicle, low level WC pedestal wash hand basin, chrome towel rail, obscure double glazed window to side, tiled walls and floor.

## OUTSIDE

FRONT: Steps to paved patio area

SIDE: Pedestrian access to rear

REAR: Steps to tiered rear garden with lawned area and further seating area.

## TENURE

We have been advised 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		
	63	78
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

