



37 Mill-Race, Abercarn, Newport, NP11 4TL
Asking Price £180,000

OFFERS OVER £180,000

Nestled in the charming area of Mill-Race, Abercarn, this delightful END LINK PROPERTY presents an excellent opportunity for both first-time buyers and those seeking a comfortable home. The property boasts TWO WELL PROPORTIONED BEDROOMS, making it ideal for small families or couples.

Upon entering, you are welcomed into a SPACIOUS LIVING/DINING ROOM, perfect for entertaining guests or enjoying quiet evenings at home. The layout is designed to maximise space and light, creating a warm and inviting atmosphere throughout.

The property benefits from TWO DEDICATED PARKING SPACES, a valuable asset in this popular location, allowing for easy access and peace of mind.

One of the standout features of this property is that it comes with NO ONWARD CHAIN, making the buying process straightforward and hassle-free. This is particularly advantageous for those looking to move in quickly and start enjoying their new home without delay.

Situated in a sought-after area, this family home is close to local amenities and transport links, providing easy access to the wider Newport area and beyond. Whether you are looking to invest or find your next home, this property offers a wonderful blend of comfort, convenience, and potential. Do not miss the chance to view this lovely home in a desirable location.

EPC RATING: C

COUNCIL TAX BAND: C



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ENTRANCE

Enter through a composite front door.

ENTRANCE HALL

Airing cupboard housing combi boiler, central heating radiator, open to:

KITCHEN

6'0" x 8'8" (1.84 x 2.65)

Fitted with a range of base and wall units, rolled edge work surface, inset stainless steel sink unit, mixer tap over, inset gas hob and electric oven, plumbing for automatic washing machine, space for fridge/freezer, double glazed window to the front.

GROUND FLOOR WC

Low level WC, pedestal wash hand basin, splash back tiling, central heating radiator.

LIVING/DINING ROOM

12'10" x 15'4" (3.92 x 4.69)

Double glazed "French" doors to the rear, double glazed window to the side, stairs to the first floor, two central heating radiator.

STAIRS TO THE FIRST FLOOR

Loft access, central heating radiator, doors to:

BEDROOM ONE

9'3" x 12'11" (2.83 x 3.94)

Double glazed window to the front, central heating radiator.

BEDROOM TWO

9'7" x 8'5" approx (2.93 x 2.58 approx)

Double glazed window to the rear, central heating radiator, over stairs storage cupboard.

FAMILY BATHROOM

Panelled bath with mixer tap and shower over, low level WC, pedestal wash hand basin, obscure double glazed window to the side, central heating radiator.

OUTSIDE

FRONT: Two allocated parking spaces.

SIDE: Gated access to rear.

REAR: Enclosed level lawned rear garden with additional patio 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		
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	

