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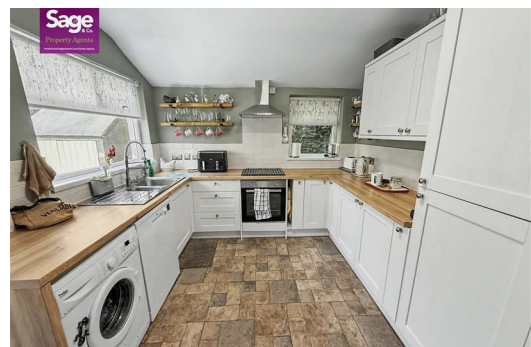


43 Gwyddon Road, Abercarn, Newport, NP11 5GY
Guide Price £250,000

**** GUIDE PRICE £250,000 - £260,000 ** SEMI-DETACHED HOME ** THREE DOUBLE BEDROOMS ** DOUBLE DRIVEWAY ** WELL PRESENTED THROUGHOUT ** FAMILY HOME ****

Nestled in the charming area of ABERCARN, Newport, this delightful SEMI-DETACHED HOUSE on GWYDDON ROAD offers a perfect blend of comfort and convenience. With THREE well-proportioned BEDROOMS, this property is ideal for families or those seeking extra space. The inviting, open plan LIVING/ DINING ROOM, complete with BAY FRONTED WINDOW, provides a warm and welcoming atmosphere, perfect for relaxing or entertaining guests. The house features a well-appointed bathroom, with free standing shower, ensuring that all your daily needs are met with ease. The layout of the home is practical, allowing for a seamless flow between the living spaces. The semi-detached nature of the property offers a sense of privacy while still being part of a friendly community. Located in a desirable area, this home is close to LOCAL AMENITIES, schools, and transport links, making it an excellent choice for those who commute or enjoy the convenience of nearby facilities. The surrounding neighbourhood is known for its welcoming atmosphere and community spirit, making it a wonderful place to call home. This property presents a fantastic opportunity for anyone looking to settle in a vibrant area of Newport. With its appealing features and prime location, it is sure to attract interest. Do not miss the chance to view this lovely home and envision the possibilities it holds for you and your family.

EPC - TBC
COUNCIL TAX - C (Caerphilly)



70 Tredegar Street Risca NP11 6BW
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ENTRANCE HALL

Enter through upvc front door, open to stairs, under stairs storage cupboard, twin radiator.

LOUNGE/DINER

14'4" x 22'8" (4.37 x 6.93)

Open plan bay fronted lounge/diner, double glazed upvc window to the front and rear, two twin radiators, two chimney breasts, gas fire into the chimney breast.

KITCHEN

Range of base and wall units, with wood effect tops, stainless steel sink with drainer and a mixer tap over, industrial hob and oven, integrated fridge freezer, space for free standing appliances, double glazed window to the side and front, double glazed back door, vertical column radiator, tiled splash back, chrome extractor fan to wall.

LANDING

Split level landing, loft hatch, leads to bedroom one.

BEDROOM ONE

10'5" x 11'11" (3.20 x 3.64)

Bay fronted bed to the front, double glazed uPVC window, twin radiator, double bedroom, chimney breast.

BEDROOM TWO

10'5" x 14'7" (3.19 x 4.47)

Double room, double glazed uPVC window to the rear, twin radiator, chimney breast.

BEDROOM THREE

6'10" x 8'8" (2.10 x 2.66)

Single room, double glazed uPVC window to the rear, twin radiator.

BATHROOM

8'10" x 9'9" (2.70 x 2.98)

Bath suite to the rear with an obscured double glazed window, low level WC, sink with base storage unit, free standing walk in shower (mains supply), vertical column radiator, airing cupboard housing gas combination boiler, tiled finish.

OUTSIDE

FRONT: Steps from pedestrian footpath onto a level lawned garden and concrete stepping stones with side gated access to rear.

REAR: Concrete patio from back door onto steps to tiered rear garden complete with decking area and pergola over, double driveway with dropped curb access from Coed Moelfa Road.

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		
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England & Wales	EU Directive 2002/91/EC	

