Putting you & your property first



37a Coed Celynen Drive, Abercarn, , NP11 5AU

Guide Price £120,000

A MODERN TWO BEDROOM APARTMENT ON A POPULAR ESTATE
Sage and Co are pleased to offer FOR SALE this GROUND FLOOR TWO BED APARTMENT set on the popular Estate of Coed Celynen Abercarn just a short walk from Newbridge Train Station and close to good road links and local schools and amenities.
The property is accessed via a secure communal hallway leading to each individual apartment which comprises of a GOOD SIZE LIVING/DINING ROOM, TWO BEDROOMS, kitchen and family bathroom.
The property also benefits from double glazing, gas central heating and ALLOCATED PARKING to the rear.
This modern apartment is ideally suited to a FIRST TIME BUYER OR INVESTOR and a viewing is advised.
EPC RATING: C
COUNCIL TAX BAND: C







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ENTRANCE
Enter through a solid wood door into communal hallway

ENTRANCE HALL
Central heating radiator, loft access, central heating radiator, storage cupboard, doors to:

LIVING ROOM
11'10" x 14'9" (3.61 x 4.50)
Double glazed window to the front, central heating radiator.

KITCHEN
6'1" x 9'10" (1.87 x 3.00)
Modern fitted kitchen with a range of wooden high and low base storage units with slate effect worktop offering inset stainless steel sink with drainer, chrome mixer taps over, gas hob and electric oven, circulation fan over, space for free standing fridge/ freezer and washing machine, rear aspect double glazed uPVC window.

BEDROOM ONE
10'3" x 10'8" (3.13 x 3.26)
Double bedroom to front aspect complete with double glazed uPVC window, twin radiator.

BEDROOM TWO
10'2" x 7'0" (3.10 x 2.15)
General single bedroom to rear aspect complete with double glazed uPVC window, twin radiator, storage cupboard housing gas combination boiler.

SHOWER ROOM
5'11" x 6'1" (1.82 x 1.86)
Walk in shower with chrome finishing and glass screen, low level WC, sink with mixer taps over, twin radiator, extractor fan to wall, rear aspect double glazed uPVC obscure window.

PARKING
One allocated parking bay to rear car park.

TENURE
LEASEHOLD - 999 years from 2006









