



Bryntirion Pantyresk Road, Abercarn NP11 4TB

Offers over £250,000

****FANTASTIC OPPORTUNITY****

Parkmans are delighted to offer for sale this generously sized and well presented period style property. The property offer two good size reception rooms, large fitted kitchen/breakfast room with appliances, utility area, three double bedrooms, boarded attic with skylight, first floor modern bathroom. The property is situated in a sought after location with easy access to local amenities and schools, fantastic local walks with Scenic Drive and Monmouthshire/Brecon Canal nearby and train and main road links for commuting within a short distance. The property benefits from UPVC double glazed Sash windows, gas central heating, period feature, rear garden and front forecourt.

Viewing is strongly advised to be able to fully appreciate everything this property has to offer.

TENURE: We are advised Freehold

EPC: D

COUNCIL TAX: Band C



Entrance Porch

Via front entrance door, half tiled walls, half glazed door leading to hallway.

Hallway

Papered and plastered walls, coved ceiling, radiator, carpeted stairs to first floor, laminate flooring.

Lounge

10'5" x 13'1" (3.20 x 3.99)

UPVC double glazed bay sash window to front elevation, taking advantage of the views, plaster walls and ceiling with decorative coving, picture rail and ceiling rose, feature fireplace with tiled insert and heart, radiator, power points, laminate flooring..

Dining Room

12'10" x 12'11" (3.92 x 3.94)

Sash window to rear aspect, plaster walls and ceiling, feature fireplace with tiled insert and hearth, built in alcove cupboards either side, radiator, power points, laminate flooring.

Kitchen

17'1" x 10'3" (5.21 x 3.14)

Large fitted kitchen/breakfast room, with a range of Oak effect wall and floor units, floor to ceiling units on one side, Granite work surfaces over and matching breakfast bar, integrated dishwasher, Rangemaster range cooker to remain with chimney style extractor above, concealed boiler, Belfast style sink unit with mixer tap, UPVC double glazed window to side, sash window and glazed door to side, leading to utility area, plaster walls and ceiling, radiator, power points, tiled floor.

Utility Room

10'9" x 5'10" (3.30 x 1.78)

UPVC double glazed windows and door leading to rear, plumbing for automatic washing machine and space for tumble dryer with work surface over, inset stainless steel sink with mixer tap, tiled floor.

Landing

Papered and plastered walls, coved ceiling, large storage cupboard, carpeted, roof access hatch leading to attic that is floored with a skylight accessed via a pulldown ladder

Bedroom One

10'4" x 16'1" (3.17 x 4.92)

Large double front facing bedroom, x2 UPVC double glazed Sash windows to front, plaster walls and ceiling, picture rail, carpeted, radiator, power points, feature fireplace.

Bedroom Two

12'8" x 9'11" (3.88 x 3.03)

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

Bedroom Three

9'10" x 9'10" (3.00 x 3.01)

UPVC double glazed Sash window to rear, papered walls, plastered ceiling, carpeted, radiator, power points, feature fireplace.

Bathroom


7'4" x 7'5" (2.24 x 2.27)

Fitted with a modern white suite comprising of panel bath with shower over, pedestal wash hand basin with mixer tap, close coupled WC, radiator, fully tiled, vinyl floor, UPVC double glazed obscure Sash window to side.

External

To the front: Steps leading to front forecourt, paved, views across.

To the rear: Paved area, steps to patio, variety of shrubs, rear gate to lane, side access.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	55	
(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		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

