



87 Coed Celyn Drive | Abercarn | Newport | NP11 5AT

MODERN FAMILY HOME * UPDATED MASTER ENSUITE * THREE BEDROOMS * SPACIOUS FAMILY LOUNGE * STYLISH FAMILY BATHROOM * LOW MAINTENANCE GARDEN * DRIVEWAY & GARAGE! * NEW WINDOWS. Set in a brilliant private driveway position, a simply must see home!

Offers In Excess Of £230,000

- Modern home
- Garage & driveway
- Updated bathroom & ensuite
- Stylish kitchen
- Private position



Property Description

HALL

Door to lounge & WC. Radiator.

WC

5' 8" x 2' 9" (1.75m x 0.86m) Fitted with WC & wash basin.
Window to front. Radiator.

LOUNGE

17' 5" x 15' 0" (5.32m x 4.58m) Spacious family lounge.
Window to front. Open staircase to first floor. Carpeted floor.
Door to kitchen/diner. Two radiators.

KITCHEN/DINER

15' 0" x 9' 0" (4.58m x 2.75m) Tastefully updated kitchen/diner fitted with modern, cottage style wall & base units. Integrated oven, hob & extractor. Tiled floor & splash backs. Plumbing for washing machine. Good space for four seater table. French doors and window to rear garden.

Radiator. Door to understairs storage.

TO THE FIRST FLOOR

LANDING

Doors to three bedrooms and bathroom. Airing cupboard housing hot water tank. Loft hatch.

BEDROOM ONE

13' 5" x 8' 5" (4.10m x 2.58m) Double bedroom. Alcove for wardrobe. Carpeted floor. Window to front. Door to ensuite.

ENSUITE

8' 5" x 4' 5" (2.58m x 1.36m) 'L' shaped suite comprising; walk-in shower, WC & vanity wash basin. Vinyl flooring.
Radiator.

BEDROOM TWO

10' 2" x 8' 5" (3.10m x 2.58m) Double bedroom. Carpeted

floor. Window to front. Radiator.

BEDROOM THREE

8' 8" x 6' 3" (2.65m x 1.92m) Single bedroom. Carpeted floor.
Window to front. Radiator.

BATHROOM

6' 2" x 5' 6" (1.88m x 1.68m) Stylish family suite comprising; bath tub with mixer shower over, Wc & vanity wash basin.
Tiled splash backs. Vinyl flooring. Window to rear. Towel radiator.

TO THE OUTSIDE

TO THE FRONT

Set in a private driveway position with off road parking and access to garage. Path to rear garden.

TO THE REAR

Low maintenance and level, westerly facing garden laid with lawn and patio.

GARAGE

Single garage positioned under coach house.

In accordance with the 1993 Misrepresentation Act the agent has not tested any apparatus, equipment, fixtures, fittings or services and so, cannot verify they are in working order, or fit for their purpose. Neither has the agent checked the legal documentation to verify the leasehold/freehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor. Also, photographs are for illustration only and may depict items which are not for sale or included in the sale of the property, All sizes are approximate.

INDEPENDENT MORTGAGE SERVICE AVAILABLE.

Your home is at risk of being repossessed if you do not keep up repayments on your mortgage.





Tenure

Freehold

Council Tax Band

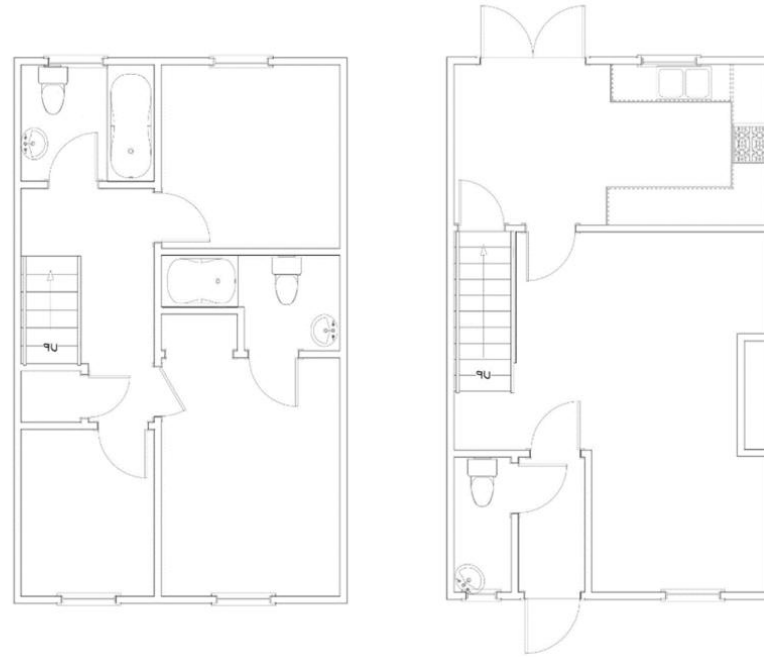
Viewing Arrangements

Strictly by appointment

Contact Details

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements