



**2 Capel y Garn, High Street, Abercarn, NP11 5GQ**  
**Asking Price £260,000**

**\*\*POPULAR LOCATION\*\* \*\*SPACIOUS SELF BUILD FAMILY HOME\*\***

Positioned on High Street in Abercarn, this SPACIOUS SEMI DETACHED house offers a delightful blend of modern living and comfort. Built in 2003 by the current owners this THREE STOREY property boasts an impressive layout, perfect for families or those seeking extra space. Upon entering, you are greeted by a SPACIOUS LIVING ROOM leading to a good size kitchen and with stairs leading down to a further SITTING ROOM with French doors opening onto the level rear garden below. The property features THREE BEDROOMS the master having a ENSUITE SHOWER. The layout is thoughtfully designed to maximise space and light, creating a warm and welcoming atmosphere throughout. The level rear garden is an excellent addition, offering a tranquil outdoor space for children to play or for hosting summer barbecues with friends and family. Parking is a breeze with space for two vehicles, making this property not only practical but also convenient for those with busy lifestyles.

In summary, this semi-detached house on High Street is a fantastic opportunity for anyone looking to settle in a vibrant community with good road and rail links and Countryside walks nearby this is one not to miss.

EPC RATING: C  
COUNCIL TAX BAND: C



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## ENTRANCE

Enter through a double glazed front door

## ENTRANCE HALL

Laminate floor, doors to :-

## GROUND FLOOR WC

Low level WC, wall mounted wash hand basin, central heating radiator, obscure double glazed window to front

## LIVING ROOM

14'0" x 16'1" (4.29 x 4.92)

Double glazed window to front, central heating radiator, laminate flooring, spotlights, stairs to lower ground floor.

## KITCHEN/DINER

16'0" x 11'11" (4.89 x 3.65)

Fitted with a range of base and wall units with roll edge work surfaces inset poly-carbonate sink unit with mixer tap over, inset five ring gas hob, eye level double oven/grill. plumbing for automatic washing machine, integrated fridge freezer, wall mounted combi boiler. Central heating radiator, double glazed window and French doors to the rear balcony.

## STAIRS TO FIRST FLOOR - LANDING

Loft access and doors to -

## BEDROOM ONE

14'1" x 9'11" (4.31 x 3.03)

Double glazed window to front, central heating radiator.

## EN-SUITE

Step in shower cubicle

## BEDROOM TWO

9'6" x 11'11" (2.92 x 3.64)

Double glazed window to rear, central heating radiator.

## BEDROOM THREE

10'8" x 5'8" (3.27 x 1.75)

Double glazed window to front, central heating radiator.

## FAMILY BATHROOM

8'8" x 6'1" (2.66 x 1.86)

Corner bath with hand held shower over, Low level WC, vanity wash hand basin, central heating radiator, obscure double glazed window to rear.

## STAIRS TO THE LOWER GROUND FLOOR

## SECOND SITTING ROOM

16'1" x 15'3" (4.92 x 4.65)

Double glazed French doors to rear, central heating radiator

## OUTSIDE

FRONT: Block paved driveway for two cars.

SIDE: Pedestrian access to rear, with step leading to the garden

REAR: Accessed from the balcony/side access or from the second sitting room, enclosed level lawn with patio area.

## TENURE

We have been advised freehold.

