



82 Coed Celyn Drive, Abercarn, Newport, NP11 5AT

Guide Price £130,000

****GUIDE PRICE £130,000 TO £140,000****

Situated in the popular area of Coed Celyn Drive, Abercarn, Newport, this delightful ONE BEDROOM COACH HOUSE offers a perfect blend of comfort and convenience. Ideal for individuals or couples, the property features a spacious living room that invites relaxation and social gatherings.

One of the standout features of this property is the GARAGE AND DRIVEWAY providing ample parking for up to two vehicles.

Situated in a popular location, this coach house benefits from a friendly community atmosphere and easy access to local amenities and transport links.

In summary, this one-bedroom coach house on Coed Celyn Drive is a wonderful opportunity for those seeking a comfortable and convenient living space in a desirable location.

With its spacious interiors and practical features, it is sure to appeal to a variety of potential buyers or renters.

EPC RATING: C

COUNCIL TAX BAND: B



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ENTRANCE

Enter through a composite front door with stairs leading to first floor, open plan to:

LANDING

Central heating radiator, loft access, airing cupboard housing combi boiler, open plan to:

LIVING ROOM

17'6" x 12'4" (5.35 x 3.77)

Double glazed window to the front, two central heating radiators,

KITCHEN

7'11" x 9'3" (2.42 x 2.83)

Fitted with a range of base and wall units, rolled edge work surface, inset stainless steel sink unit, mixer tap over, integrated gas hob and electric oven, plumbing for automatic washing machine, space for fridge/freezer, double glazed window to the front.

BEDROOM ONE

9'8" x 9'2" (2.96 x 2.81)

Double glazed window to the front, central heating radiator, fitted wardrobes and storage cupboard.

BATHROOM

Panelled bath, shower over, low level WC, pedestal wash hand basin, central heating radiator, obscure double glazed window to the rear.

OUTSIDE

FRONT: Driveway for one car.

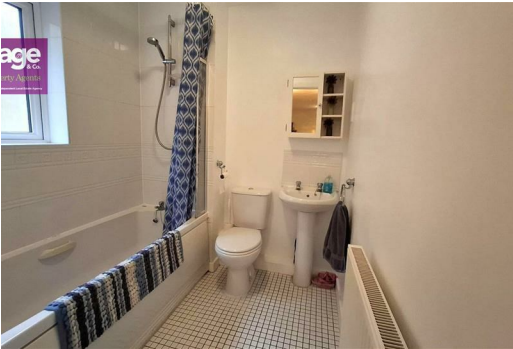
GARAGE: Single garage with up and over door, under stairs storage cupboard at rear.

SIDE: Gated access to rear.

REAR: Small lawned area

TENURE

The Coach house is freehold with three leasehold garages beneath (One belonging to the property)



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		