



82 Coed Celynen Drive, Abercarn, Newport, NP11 5AT
Guide Price £130,000

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

Situated in the popular area of Coed Celynen 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 Celynen 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



70 Tredegar Street Risca NP11 6BW
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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 with power and lighting.

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		Current	Potential
Very energy efficient - lower running costs			
(72 plus) A			
(61-71) B			
(50-60) C			
(39-49) D			
(29-38) E			
(17-28) F			
(1-26) G			
Not energy efficient - higher running costs			
		73	75
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(22 plus) A			
(11-21) B			
(0-10) C			
(-1-9) D			
(-10-10) E			
(-11-20) F			
(-21-29) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	