



15 Rhyswg Road, Abercarn, Newport, NP11 5HB
Guide Price £230,000

**** GUIDE PRICE £230,00 TO £240,000** ** NO ONWARD CHAIN****

Nestled on Rhyswg Road in the charming area of Abercarn, Newport, this delightful **STONE FRONTED SEMI DETACHED PROPERTY** presents an excellent opportunity for families seeking a spacious and comfortable home. Boasting two generous reception rooms, this property is perfect for both entertaining guests and enjoying quiet family evenings.

With **TWO RECEPTION ROOMS A SNUG AND THREE BEDROOMS** there is ample space for family members or guests.

One of the standout features of this home is its elevated position, which offers fabulous views of the surrounding mountainside creating a serene backdrop for daily life. The quiet location enhances the appeal, providing a peaceful retreat from the hustle and bustle of daily life while still being a short walk to local amenities and transport links. The double fronted design adds to the character of the property, making it a charming addition to the neighbourhood. This spacious family home is not just a place to live, but a place to create lasting memories.

If you are looking for a property that combines comfort, space, and stunning views in a tranquil setting, this house on Rhyswg Road is certainly worth considering.

COUNCIL TAX BAND: C
EPC RATING: C



70 Tredgar Street Risca NP11 6BW
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ENTRANCE

Enter through a double glazed front door

ENTRANCE HALL

Central heating radiator, stairs to the first floor, under stairs storage cupboard, doors to

LIVING ROOM

14'11" to bay x 12'9" to chimney breast (4.55m to bay x 3.91m to chimney breast)

Double glazed bay window to the front, central heating radiator, feature fireplace, coved ceiling.

KITCHEN

14'3" x 10'0" (4.35 x 3.06)

Fitted with a range of base and wall units with rolled edge work surface and breakfast bar, inset porcelain sink unit with mixer tap over, inset five ring gas hob, eye level electric oven, American fridge/freezer, dish washer, central heating radiator, wall mounted combi boiler, double glazed window to the rear, doors to the dining room

DINING ROOM

9'4" to the chimney breast x 15'0" to the bay (2.87 to the chimney breast x 4.58 to the bay)

Double glazed bay window front, central heating radiator, feature fireplace

SNUG

11'5" x 7'4" min (3.48 x 2.26 min)

Double glazed window to the rear, two central heating radiators

UTILITY

5'9" x 5'6" (1.77 x 1.68)

Fitted with a range of base and wall units with rolled edge work surface, inset stainless steel sink unit with mixer tap over, plumbing for automatic washing machine, space for fridge freezer

GROUND FLOOR WC

Low level WC, radiator, obscured double glazed window to the side

REAR PORCH

Double glazed door and window to the side, central heating radiator.

STAIRS TO THE FIRST FLOOR - LANDING

Double glazed window to the front, loft access, storage cupboard.

BEDROOM ONE

11'0" to wardrobes x 11'11" (3.37m to wardrobes x 3.64m)

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

BEDROOM TWO

9'10" x 11'11" (3.00m x 3.64m)

Double glazed window to the front, central heating radiator, built in cupboards.

BEDROOM THREE

10'2" x 7'0" to wardrobe (3.11 x 2.15 to wardrobe)

Double glazed window to the rear, central heating radiator, fitted wardrobes.

FAMILY BATHROOM

Double shower cubicle, low level WC, vanity wash hand basin, central heating radiator, obscure double glazed window to the side.

OUTSIDE

FRONT: Steps leading to a low maintenance front garden and seating area with fabulous views over the surrounding mountains. SIDE: Pedestrian access to the rear.

REAR: Steps leading to tiered rear garden with grassed area with summerhouse, further decked area with vegetable plot and greenhouse beyond.

TENURE

We have been advised freehold

AGENTS NOTE - PARKING

Current homeowners lease parking spaces and a garage opposite the property. There is an option to take over the lease upon ownership.

