



101 Mill-Race, Abercarn, Newport, NP11 4TP
Guide Price £215,000

****GUIDE PRICE £215,000 TO £225,000** **NO ONWARD CHAIN****

Nestled in the charming area of Mill-Race, Abercarn this MODERN MID LINK PROPERTY offers a delightful blend of comfort and convenience. Built between 2010 and 2019, the property boasts a contemporary design that is sure to appeal to families and professionals alike.

Upon entering, you will find a spacious reception room leading through to a MODERN KITCHEN/DINER overlooking the enclosed rear garden ideal for children or just enjoying the outdoors. The house features THREE BEDROOMS (the master benefiting from ensuite facilities) together with the family bathroom and ground floor WC. One of the standout features of this property is its location. Situated in a quiet neighbourhood, it offers a peaceful retreat while still being close to essential amenities. Families will appreciate the proximity to local schools, making the morning school run a breeze.

Parking for two cars adds to the convenience of modern living. This mid-link house is not only a practical choice but also a wonderful opportunity to enjoy a comfortable lifestyle in a sought-after area.

In summary, this modern three-bedroom home in Abercarn is an excellent choice for anyone seeking a blend of tranquillity and accessibility. With its appealing features and prime



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ENTRANCE

Enter through a solid front door.

ENTRANCE PORCH

Central heating radiator, doors to:

GROUND FLOOR WC

Low level WC, corner sink unit, obscure double glazed window to the front.

LIVING ROOM

14'11" x 17'7" (4.56 x 5.36)

Double glazed window to the front, stairs to the first floor, two central heating radiators.

KITCHEN/DINER

8'11" x 14'10" (2.72 x 4.54)

Modern kitchen comprising a range of base and wall units, rolled edge work surface, inset stainless steel sink unit, mixer tap over, inset electric hob and oven, plumbing for automatic washing machine, wall mounted combi boiler, space for a fridge/freezer, central heating radiator, under stairs storage cupboard, double glazed window to the rear and double glazed French doors to the rear.

STAIRS TO FIRST FLOOR-LANDING

Loft access, large storage cupboard doors to:

BEDROOM ONE

8'4" x 11'10" (2.56 x 3.61)

Double glazed window to the front, central heating radiator

ENSUITE

Double shower cubicle, low level WC, pedestal wash hand basin, central heating radiator

BEDROOM TWO

10'2" x 8'4" (3.10 x 2.55)

Double glazed window to the rear, central heating radiator

BEDROOM THREE

8'8" x 6'2" (2.65 x 1.90)

Double glazed window to the front, central heating radiator

FAMILY BATHROOM

Panelled bath with mixer tap over, low level WC, pedestal wash hand basin, central heating radiator, obscured double glazed window to the rear.

OUTSIDE

FRONT- Two allocated parking spaces

REAR- Good size patio with level lawn and gated access to rear walkway allowing rear access.

TENURE

We have been advised freehold

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

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

