



30 Commercial Road, Abercarn, , NP11 5AH

Guide Price £230,000

****GUIDE PRICE £230,000 TO £240,000** **FABULOUS VIEWS****

Nestled in the popular village of Abercarn this SPACIOUS SEMI DETACHED HOUSE offers a delightful blend of modern living and comfort. With THREE BEDROOMS this property is perfect for families or those seeking extra space. The heart of the home is a MODERN AND SPACIOUS KITCHEN/DINER ideal for entertaining guests or enjoying family meals. The property boasts a welcoming reception room, providing a cosy area to relax and unwind. Additionally, the house features a SPACIOUS GARAGE AND DRIVEWAY, providing ample parking for up to two vehicles, a valuable asset in today's busy world.

One of the standout features of this home is the fabulous views it offers, allowing you to enjoy the beauty of the surrounding area from the comfort of your own living space. This property is not just a house; it is a place where memories can be made and cherished. With its prime location and modern amenities, this three-bedroom semi-detached house is a wonderful opportunity for anyone looking to settle in a vibrant community. Do not miss the chance to make this lovely property your new home.

EPC RATING: C
COUNCIL TAX BAND: C



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ENTRANCE

Enter through a composite front door.

ENTRANCE HALLWAY

Composite entrance door, laminate wood flooring, central heating radiator, stairs to first floor.

GROUND FLOOR WC

Low level WC, wall mounted wash hand basin, laminate flooring, obscure double glazed window to the side.

LIVING ROOM

9'8" x 18'2" (2.97 x 5.54)

Two double glazed windows to front, central heating radiator, coved ceiling, laminate flooring

KITCHEN/DINING ROOM

17'4" x 9'6" (5.30 x 2.92)

Modern kitchen fitted with a range of high gloss wall and base units, square edge work surfaces, inset polycarbonate sink unit with mixer tap over, inset electric hob with extractor hood over, eye level oven, integrated fridge/freezer, integrated washing machine, double glazed window to the side, double glazed door to the rear, central heating radiator.

STAIRS TO FIRST FLOOR-LANDING

Loft access, doors to:

BEDROOM ONE

9'7" x 18'2" (2.93 x 5.56)

Two double glazed window to rear, central heating radiator.

BEDROOM TWO

9'6" x 9'9" (2.91 x 2.98)

Double glazed window to front, central heating radiator, laminate flooring

BEDROOM THREE

8'1" x 9'9" (2.48 x 2.98)

Double glazed window to front, central heating radiator, laminate flooring.

FAMILY BATHROOM

7'1" x 5'6" min (2.17 x 1.70 min)

Panelled bath with mixer tap and hand held shower over, pedestal hand wash basin, low level WC central heating radiator, walls and floors fully tiled, double glazed window to the front.

OUTSIDE

FRONT- Driveway leading to larger than average garage

REAR - Lawned rear garden with shared steps leading to decking area.

SIDE- Access to the rear garden and patio area.

GARAGE

Larger than average garage with up and over door, power and light and water supply

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	71	84
(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	

