



8 Woodland View, Abercarn, Newport, Gwent NP11 4AP
Guide Price £250,000

****GUIDE PRICE £250,000 TO £260,000** ** SUPERBLY PRESENTED THROUGHOUT****

Nestled in the tranquil cul-de-sac of Woodland View, Abercarn, Newport, this MODERN EXTENDED END LINK PROPERTY presents an excellent opportunity for families seeking a comfortable and stylish home. The property boasts THREE WELL PROPORTIONED BEDROOMS providing ample space for relaxation and rest. At the heart of the home is a NEWLY CONSTRUCTED KITCHEN/DINER/FAMILY ROOM designed to be both functional and inviting. This open-plan area with BI-FOLD DOORS TO THE REAR GARDEN is perfect for entertaining guests or enjoying family meals bringing the outside inside and creating a warm and welcoming atmosphere. The modern finishes and thoughtful layout enhance the overall appeal of the space, making it a delightful hub for daily living. In addition property features a GOOD SIZE LIVING ROOM together with UPDATED FAMILY BATHROOM and ground floor WC. Outside, the property benefits from a DRIVEWAY providing off-road parking and adding to the convenience of daily life. The quiet location of Woodland View ensures a peaceful environment, ideal for families or those looking to escape the hustle and bustle of city living.

This charming house is not just a home; it is a lifestyle choice, offering a perfect blend of modern living in a serene setting. With its appealing features and prime location, this property is sure to attract interest from discerning buyers. Do not miss the chance to make this lovely house your new home.

COUNCIL TAX BAND: B
EPC RATING: TBC



70 Tredgar Street Risca NP11 6BW
Telephone: 01633 838888 **Email:** risca@sageandco.co.uk

ENTRANCE

Enter through a double glazed front door.

ENTRANCE HALLWAY

Laminate flooring, doors to:

GROUND FLOOR WC

Low level WC, corner wash hand basin, , obscure double glazed window to the side, laminate floor.

LIVING ROOM

12'10" x 11'7" min 17'11" max (3.92 x 3.55 min 5.48 max)

Double glazed windows to the front and side, two central heating radiators, stairs to the first floor, laminate floor.

KITCHEN/BREAKFAST FAMILY ROOM

19'0" x 15'7" (5.81 x 4.77)

Newly fitted and extended high gloss kitchen comprising a range of base and wall units, square edge work surface with (central island housing integrated washing machine, dishwasher and wine fridge) inset porcelain "Belfast" sink, inset electric hob and oven with modern extractor hood over, integrated fridge/freezer, cupboard housing combi boiler, under stairs storage cupboard, two vertical radiators, spot lighting, porcelain tiled floor, bi-fold doors to the rear garden.

STAIRS TO THE FIRST FLOOR - LANDING

Loft access, double glazed window to the side, two storage cupboards, doors to:

BEDROOM ONE

8'3" x 15'3" (2.54 x 4.67)

Double glazed window to the front, central heating radiator.

BEDROOM TWO

12'2" x 8'11" (3.71 x 2.74)

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

BEDROOM THREE

6'11" x 9'3" (2.12 x 2.84)

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

FAMILY BATHROOM

Panelled bath with mixer tap and shower over, glass shower screen, low level WC, pedestal wash hand basin, spot lights, obscure double glazed window to the rear.

OUTSIDE

FRONT: Front garden open and laid to lawn

SIDE : Good size driveway providing parking for three cars, pedestrian access to rear.

REAR: Enclosed level garden laid with patio and further area laid to lawn.

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	

