

**Flat E 3 Coed Celyn Drive  
Abercarn  
Newport  
NP11 5AU**

**118,000**



- 2 BEDROOMS UPPER FLOOR FLAT
- MORE DETAILS TO FOLLOW
- ALLOCATED PARKING
- LOVELY CONDITION
- SPACIOUS LOUNGE
- SECURE ENTRANCE
- CLOSE TO GOOD BUS SERVICES
- VERY CLOSE TO THE A467
- WITHIN 1.5 MILE NEWBRIDGE TRAIN STATION

**Ref: PRA11291**

**Viewing Instructions: Strictly By Appointment Only**



## General Description

Davis & Sons are thrilled to offer FOR SALE, this excellent upper floor 2 bedroom apartment in Abercarn, with secure entrance and allocated parking. Located close to Newbridge Town Centre with its local shops and amenities, there are good schools and a leisure centre nearby. It is a good location for commuters with the A467 very close with good bus services and giving good access to the M4 Motorway and Newbridge train station less than 2 miles away with trains to Cardiff and Ebbw Vale. MORE DETAILS TO FOLLOW. NO ONWARD CHAIN.

## Accommodation

### Entrance

Secure entrance front and rear to the communal hallway, the rear entrance gives access to the car park where you will find the allocated parking.

### Hallway

Entrance door, storage cupboard, doors to:



Lounge (14' 11" x 11' 9") or (4.54m x 3.59m)

Double glazed window to the front, radiator.



Kitchen

Double glazed window to the rear, range of wall and base units, stainless steel sink with a chrome mixer tap, integrated oven and hob with extractor over, plumbing for a washing machine.



Bathroom

Double glazed obscured glass window to the rear, white suite comprising a close coupled wc, pedestal wash hand basin, bath with shower over, extractor fan, radiator.

### Bedroom 1 (10' 9" x 10' 2") or (3.28m x 3.11m)

Double glazed window to the front, radiator.

## Bedroom 2 (10' 1" x 6' 11") or (3.07m x 2.10m)

Double glazed window to the rear, built in cupboard with the wall mounted gas combi boiler, radiator.

## Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:78

## Tenure

We are informed that the tenure is Leasehold

## Council Tax

Band C




### Ground Floor



This floor plan illustration is an approximation of existing structures and features and is provided for convenience only with the permission of the seller. All measurements are approximate and not guaranteed to be exact or to scale. Buyer should confirm measurements using their own source.  
Plan produced using PlanUp.

*All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Land value tax applies. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These*

particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	78	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.