

**132 Coed Celynen Drive
Abercarn
Newport
NP11 5AT**

138,000



- FREEHOLD COACH HOUSE
- 1 BEDROOM
- FIRST FLOOR
- GARAGE
- GARDEN TO THE SIDE AND REAR
- THE FREEHOLD INCLUDES 2 LEASE AGREED GARAGES
- CLOSE TO THE A467
- NEWBRIDGE TRAIN STATION WITHIN 1.5 MILES
- CLOSE TO GOOD BUS SERVICES

Ref: PRA11293

Viewing Instructions: Strictly By Appointment Only

General Description

We are very pleased to offer FOR SALE this well located one bedroom coach house with off road parking and garage. Ideal for a first time buyer or for an investor with rental in mind, this is a very popular area. Very close to the A467 for commuting, train station in Newbridge and bus services close by. Property consists of open lounge/dining area, kitchen, bathroom and bedroom. The front door lead up stairs to the apartment. The freehold comes with the property and includes two further garages that have lease agreements in place. Garden to side and rear. Pleasant walk along the river to Newbridge. Please call to arrange a viewing.

Accommodation



Lobby

Entrance door, stairs to the first floor.



Lounge/Dining Room (17' 7" Max x 23' 11" Max) or (5.36m Max x 7.28m Max)

Double glazed window to the front, storage cupboard with wall mounted gas combi boiler, stairs to the ground floor lobby,3 radiators, opening to:



Kitchen

Double glazed window to the front, range of wall and base units, stainless steel sink with chrome mixer tap, integrated electric oven and gas hob with extractor over.



Bedroom (9' 3" x 9' 11") or (2.83m x 3.01m)

Double glazed window to the front, built in wardrobe, storage cupboard, radiator.



Bathroom

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

Garage

Up and over door, power and lighting, space to park a vehicle in front of the garage.



Garden

Spacious garden laid to lawn to the front, side and rear.

Services

Mains electricity, mains water, mains gas, mains drainage

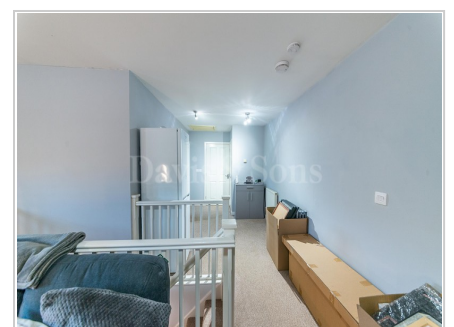
EPC Rating:75

Tenure

We are informed that the tenure is Freehold

Council Tax

Band B






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+) A		
(81-91) B		
(69-80) C	75	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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.