

27 Abercarn Fach
Cwmcarn
Cross Keys
Newport.
NP11 7EP

80,000



- BEING SOLD VIA SECURE SALE ONLINE BIDDING
- GROUND FLOOR FLAT
- 2 BEDROOMS
- 103 YEARS REMAINING ON THE LEASE (To be legally verified)
- NICE VIEWS
- FRONT AND REAR GARDEN
- CLOSE TO CWMCARN VILLAGE CENTRE
- EASY ACCESS TO CWMCARN FOREST DRIVE
- GOOD ACCESS TO THE A467



Ref: PRA11308

Viewing Instructions: Strictly By Appointment Only

General Description

Being Sold via Secure Sale online bidding. Terms & Conditions apply. STARTING BID Â£80,000.00. FOR SALE IS this 2 bedroom ground floor flat in Cwmcarn. The village centre is only a short walk and has a good range of local shops. Located close to good transport links with good bus services through Cwmcarn and the A467 in easy reach, Crosskeys train station is approximately 1.2 miles. For those who like the outdoors, Cwmcarn Forest Drive is very close and the Monmouthshire and Brecon Canal and Sirhowy Valley Country Park are both only a short distance. This property is leasehold and has 103 years remaining (this would need to be verified by your legal representative). NO CHAIN.

Accommodation



Hallway

Double glazed window to the front, entrance door, storage cupboard, laminate flooring, radiator, doors to:



Lounge (14' 4" Max x 14' 1") or (4.38m Max x 4.28m)

Double glazed bay window to the front, laminate flooring, radiator.



Bedroom 1 (13' 0" x 11' 10") or (3.95m x 3.61m)

Double glazed window to the rear, storage cupboard, radiator.



Bedroom 2 (11' 5" x 9' 7") or (3.49m x 2.91m)

Double glazed window to the front, laminate flooring, radiator.



Shower Room

Double glazed obscured glass window to the rear, white close coupled wc, white vanity style wash hand basin, large shower cubicle with an electric shower, radiator.



Kitchen

Entrance door to the rear leading to the rear garden, double glazed window to the rear, double glazed window to the side, range of wall and base units, stainless steel sink with a chrome mixer tap, plumbing for a washing machine, space for a freestanding cooker, tiled flooring.

Front

Steps and pathway up to the main entrance door, garden area mainly laid to lawn, access to the pathway to the side leading to the rear garden and kitchen entrance door.

Rear Garden

Low maintenance garden area, brick built storage building, access to the side.

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:68

Tenure

We are informed that the tenure is Leasehold

Council Tax

Band A



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+) A		
(81-91) B		
(69-80) C		76
(55-68) D	68	
(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.