



**Auction**

## 4 bed end of terrace house to buy in NP11

Hill Street, Abercarn, Newport, Caerphilly, NP11 5JL

**£170,000** Starting Bid

 x4  x2  x2

Tenure

**Freehold**

On Street parking

## Property features

- ✓ Being Sold via Secure Sale online bidding. Terms & Conditions apply
- ✓ Immediate 'exchange of contracts' available
- ✓ CASH PREFERRED
- ✓ RENOVATION WORK TO BE COMPLETED
- ✓ EPC Rating E

## Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: E
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: Cable
- ✓ Mobile signal: Good

## Arrange a viewing

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

Being Sold via Secure Sale online bidding. Terms & Conditions apply.

Pattinson Auction in connection with Davis & Sons present FOR SALE this spacious 4 bedroom house in Abercarn.

Renovation work has been started with the major work completed, the layout has been well thought out and when the work is completed it will make great spacious family home.

On the ground floor you will find the good size lounge with a door leading to the rear garden, you will also find the dining room/potential 5th bedroom (STPP) and the bathroom with a rainfall shower over the bath. On the first floor are the 4 bedrooms and the shower room with a step in shower with rainfall shower and glass screen. On the lower ground floor there's the nice size kitchen/dining room with a newly fitted kitchen and door leading to outside. The rear garden has the potential to create off road parking. This is a pleasant, spacious, light and airy property.

Located close to the A467, good bus services and less than 2 miles to Newbridge train station makes this a good location for commuters or for just getting out and about. Schools and Newbridge Leisure Centre are in easy reach, which include Abercarn Primary School which is in walking distance.

Contact us to arrange a viewing.

Council Tax Band: B

Tenure: Freehold

Price: Starting Bid £170,000

Property Type: End of terrace house

Parking: On Street

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: Cable

Mobile signal coverage: Good

## Lounge

7.21m x 4.42m (23'7" x 14'6")

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## Dining Room/Bedroom 5

3.71m x 3.23m (12'2" x 10'7")

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## Bathroom

3.48m x 1.94m (11'5" x 6'4")

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## Kitchen/Dining Room

6.29m x 3.10m (20'7" x 10'2")

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## Bedroom 1

3.02m x 3.16m (9'10" x 10'4")

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## Bedroom 2

2.92m x 3.22m (9'6" x 10'6")

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## Bedroom 3

2.67m x 2.23m (8'9" x 7'3")

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## Bedroom 4

2.31m x 3.15m (7'6" x 10'4")

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## Shower Room

1.50m x 2.10m (4'11" x 6'10")

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## Rear Garden

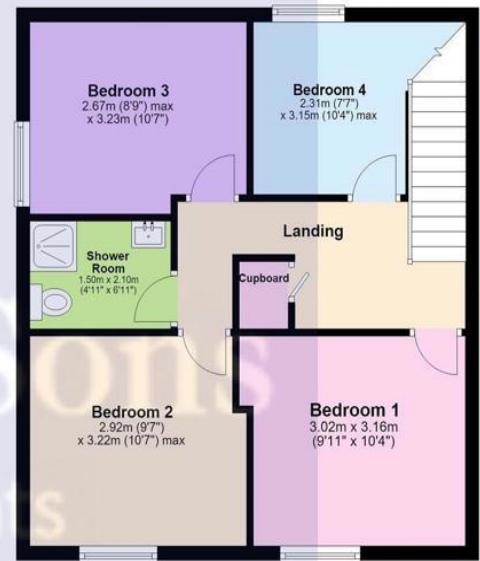
Lower Ground Floor



Ground Floor



First 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.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			73
(55-68) <b>D</b>			
(39-54) <b>E</b>		41	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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Contact your local branch today for more information on this property:

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