



17 MILL HOUSE COURT, COED EVA

Cwmbran, Torfaen, NP44 7AY

DJ&P
NEWLAND RENNIE

RESIDENTIAL

17 MILL HOUSE COURT

Coed Eva, Cwmbran, Torfaen, NP44 7AY

- FOUR BEDROOMS
- EN SUITE TO MASTER BEDROOM
- FAMILY BATHROOM
- GROUND FLOOR CLOAKROOM
- LOUNGE/ DINING ROOM
- KITCHEN/ BREAKFAST ROOM
- DOUBLE GLAZING
- GAS CENTRAL HEATING
- LEVEL FRONT GARDEN AND ENCLOSED REAR GARDEN
- SINGLE GARAGE

ASKING PRICE

Offers in Excess of
£290,000

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DESCRIPTION

A Beautifully Presented Four Bedroom Town House situated in a highly favoured location and offering excellent family sized accommodation. The property has been re-decorated and has newly laid floor coverings throughout (with exception of hallway and kitchen) and is offered with No Upper Chain. The property is situated close to all local amenities and has easy access to all Major Link Roads.

ACCOMMODATION

ENTRANCE HALL

Entrance door, laminate flooring, staircase to first floor, radiator, new carpet.

GROUND FLOOR CLOAKROOM

Wc., pedestal wash hand basin, vinyl flooring, radiator. Obscured double glazed window.

KITCHEN/ BREAKFAST ROOM 12' 3" x 8' 9" (3.73m x 2.66m)

Floor and wall units, worktop space incorporating 1 1/2 bowl stainless steel sink and drainer, tiled surround. Inset electric double oven and 4 ring gas hob with filter/light unit fitted over. Plumbing for washing machine and dishwasher. Integrated fridge/freezer, radiator, tiled effect vinyl flooring. Double glazed window to front

LOUNGE/ DINING ROOM 18' 1"max x 15' 6"max (5.51m x 4.72m)

Double glazed box bay window, double glazed French doors to rear garden. Wall mounted coal effect electric fire, two radiators, new carpet, coved ceiling. Built in cupboard with shelving

FIRST FLOOR LANDING

Balustrade, staircase to second floor, new carpet.

BEDROOM ONE 13' 8" to wardrobes x 10' 5" (4.16m x 3.17m)

Two double glazed windows to rear, radiator. Fitted wardrobes to one wall, built in cupboards with shelves.

EN SUITE 7' 9" including shower cubicle x 4' 9" (2.36m x 1.45m)

Double step in cubicle with plumbed in shower with rainwater head and hand held attachment, radiator, new vinyl flooring, extractor fan, shaver point. Obscured double glazed window.

BEDROOM TWO 11' 0" x 8' 5" (3.35m x 2.56m)

Double glazed window to front, radiator.

FAMILY BATHROOM 6' 9" x 6' 5" (2.06m x 1.95m)

Panelled Bath, pedestal wash hand basin, Wc., tiled splashbacks, shaver point, new vinyl flooring, extractor fan. Obscured double glazed window to front.

SECOND FLOORING LANDING

Balustrade, new carpet.

BEDROOM THREE 15' 6" including wardrobe space x 13' 9" (4.72m x 4.19m)

Double glazed window to front, radiator. Fitted wardrobes with sliding mirror doors, storage into eaves, built in cupboard housing gas combination boiler.

BEDROOM FOUR (LIMITED HEADROOM) 15' 6" x 8' 6" (4.72m x 2.59m)

Two double glazed Velux window to rear, radiator. Storage into eaves.

OUTSIDE

Open plan front garden with lawn, double width driveway to single garage with up and over door, electric power, courtesy door to rear.

Enclosed rear garden with patio, steps up to lawned area, mature bushes.

TENURE - FREEHOLD

COUNCIL TAX - TBC - BAND E

EPC RATING C 71 (86)

PLANS AND PARTICULARS

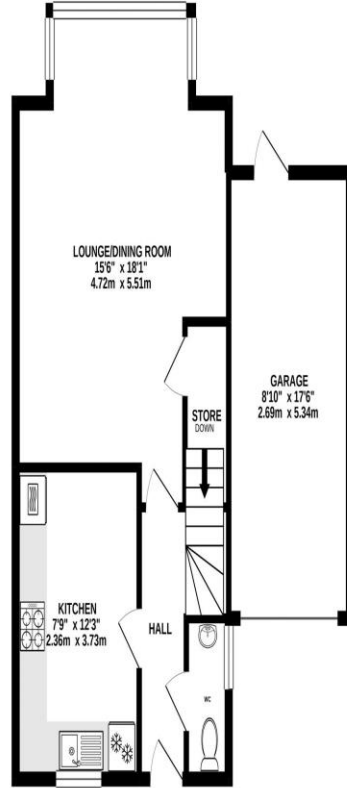
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WAYLEAVES, RIGHTS OF WAY, EASEMENTS, ETC

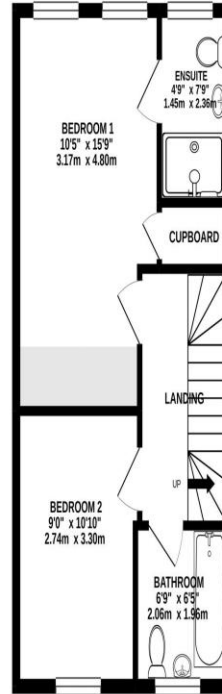
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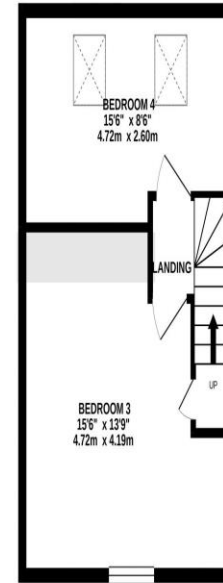
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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