



78 Farlays, Coed Eva, Cwmbran, NP44 6UA
Offers Invited £170,000

IDEAL INVESTMENT or FIRST TIME BUY! Situated in the popular residential area of Coed Eva, Sage & Co. are delighted to offer for sale this WELL PRESENTED, THREE BEDROOM, MID TERRACED property. Benefits include a recently fitted kitchen, along with a useful utility room and spacious rear garden. Farlays is situated in close proximity to schools, local amenities and public transport links. Viewing is highly recommended!

EPC Rating: D
Council Tax Band: B



Lakeside House, Llantarnam Parkway, Cwmbran, NP44 3GA
Telephone: 01633 838 888 **Email:** cwmbran@sageandco.co.uk

Entrance

Part glazed front entrance door to:

Entrance Hall

Stairs to first floor, under stair storage space, doors to:

Living Room

14'8" x 11'7" (4.48 x 3.55)

Double glazed French doors to rear, double glazed window to front, radiator

Kitchen/Dining Room

8'6" x 18'5" (2.60 x 5.63)

Recently fitted kitchen with a range of base and eye level wall units, inset sink, half bowl and drainer unit, inset dishwasher, washing machine, eye level oven, inset electric hob with extractor hood over, roll edge work preparation surfaces, space for fridge/freezer, double glazed window to rear and double glazed French door rear, radiator

Utility Room

5'9" x 5'9" (1.77 x 1.77)

Double glazed window to front, roll edge work top

First Floor

Access to loft space, double glazed window to front, two built in storage cupboards, one with shelving and the other housing combi boiler, doors to:

Bedroom One

12'3" x 8'6" (3.75 x 2.60)

Double glazed window to rear, radiator, built in wardrobe to one wall

Bedroom Two

8'5" x 11'5" (2.59 x 3.50)

Double glazed window to rear, radiator, coving

Bedroom Three

9'8" x 8'6" (2.97 x 2.61)

Double glazed window to rear, radiator, coving

Bathroom

'P' shaped panelled bath with mains shower over, low level WC, pedestal wash hand basin, opaque double glazed window to front, ceramic tile splash back, chrome towel radiator

Outside

Front- Level pedestrian access to front entrance door

Rear- Enclosed rear garden, split over two levels. The lower level is laid to patio with steps to upper level which is laid to gravel. Rear gate access to communal car park, garden shed to remain

Tenure

The vendor has advised that the property is Freehold, to be verified

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			76
(81-91) B			
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

