



5 Coed Lee, Coed Eva, Cwmbran, NP44 7EL

£90,000

GUIDE PRICE £90.000 - £95.000

Sage and Co offer for sale this well presented TWO BEDROOM first floor flat. This flat benefits from a spacious lounge, fitted kitchen and family bathroom. Situated with easy access of local amenities, schools, road and public transport links. This property is currently tenanted and would be an ideal investment or first time buy. Viewing recommended! Council tax band A, EPC rating C.



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

Communal Entrance

Door to Entrance Lobby, doors and stairs to;

Entrance Hall

Part glazed door to 'L' shaped hall with radiator, dado rail, smoke detector, security entry phone, two built-in cloaks cupboards, built-in airing cupboard, doors to;

Lounge

15'8" x 11'1" (4.80 x 3.38)

Double glazed window to front, double glazed window to side, radiator, coving.

Kitchen

11'0" x 7'4" (3.37 x 2.24)

Double glazed window to front, base and eye level cupboards, roll edge work tops, inset single drainer stainless steel sink unit, inset gas hob with oven under, ceramic tile splashbacks, plumbing for automatic washing machine, wall mounted Combi boiler.

Bedroom One

12'5" x 9'1" (3.81 x 2.77)

Double glazed window to side, radiator, fitted wardrobes and matching dressing table.

Bedroom Two

12'5" x 7'1" (3.81 x 2.18)

Double glazed window to side, radiator, built-in storage cupboard.

Bathroom

Panelled bath with mixer taps over, pedestal wash hand basin, low level WC, radiator, obscure double glazed window to side, extractor fan.

Outside

Communal drying area and bin store to rear.

Tenure

This property is Leasehold.

