



132 Bryn Eglwys, Croesyceiliog, Cwmbran, NP44 2LD
£320,000

A RARE OPPORTUNITY INDEED! Sought after location of Croesyceiliog!

Sage and Co are delighted to offer for sale this THREE BEDROOM DETACHED BUNGALOW with a garage, driveway parking and a good size level rear garden. This property benefits from a living room, kitchen, inner hallway with fitted wardrobes providing ample storage, a large modern shower room and is offered for sale with NO UPPER CHAIN. Located within easy access of Cwmbran Town Centre, shops, road and rail links. VIEWING RECOMMENDED. NOT TO BE MISSED! Council tax band E, EPC rating D.



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

Built-in cloaks cupboard, wood laminate flooring, door to;

Living Room

13'6" max x 12'4" (4.12 max x 3.76)

Double glazed patio door to the front and window to side aspect, radiator, feature fireplace, wood laminate flooring.

Kitchen

11'6" x 9'3" (3.53 x 2.83)

Range of base and eye level wall units, roll edge worktops, inset one and a half bowl stainless steel sink unit, inset gas hob with oven under and hood over, space for fridge and freezer, ceramic tile splashbacks and flooring, window to side and part glazed door to outside.

Inner Hall

Fitted store cupboards/wardrobes to one wall, radiator, wood laminate flooring, access to loft space, coving, doors to;

Bedroom One

10'9" x 11'3" (3.28 x 3.44)

Window to rear, fitted dressing table with under window seat and storage and over bed storage unit, wardrobe, radiator, laminate flooring.

Bedroom Two

10'8" x 10'5" (3.27 x 3.20)

Window to rear, fitted over bed storage and dressing table, radiator, laminate flooring.

Bedroom Three

9'3" x 8'1" (2.84 x 2.48)

Window to side, radiator, built-in store cupboard and built in airing cupboard housing a Combi boiler.

Shower Room

8'10" x 7'10" (2.70 x 2.39)

Double shower cubicle, vanity wash hand basin with cupboards under, low level WC, obscure window to side.

Outside

To the front of the property gate providing access to driveway leading to the garage, the garden is enclosed with shrub and plant borders, side access leading to rear garden.

Level rear garden laid to lawn with outbuilding/storage shed and a bin storage area.

Tenure

We have been advised Freehold, to be verified.

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 82 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | 63 |
| (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 | |

