



**12 St. Woolos Green, Cwmbran, NP44 1QL**  
**£75,000**

This property is an IDEAL FIRST TIME BUY or INVESTMENT. Situated within walking distance to Cwmbran Town Centre and public transport links, Sage & Co. offer for sale this ONE BEDROOM, first floor flat. This property benefits from a generously sized lounge, family bathroom and fitted kitchen. VIEWING IS HIGHLY RECOMMENDED!

EPC Rating: C  
Council Tax Band: A



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

## Entrance

Front entrance door to;

## Entrance Porch

Built-in storage cupboard, door to;

## Entrance Hall

Built-in storage cupboard, double radiator, doors to;

## Kitchen

9'2" 10'10" (max) (2.81m 3.32m (max))

Fitted with a range of base and eye level wall units, roll edge work tops, inset single drainer sink unit, gas hob with oven under, double glazed window to front, ceramic tile splashbacks, built-in storage cupboards, space for fridge/freezer.

## Living Room

10'10" x 15'3" (3.31m x 4.65m )

Double glazed window to rear and double glazed door to balcony, double radiator.

## Bedroom One

10'11" x 11'8" (3.34m x 3.57m)

Double glazed window to rear, radiator, to built-in storage cupboards.

## Bathroom

Bath with electric shower over, panelled washhand basin, low level WC, ceramic tile splashbacks, radiator, obscure double glazed window to front.

## Tenure

The vendor has advised that the property is Leasehold.

