



19 Wentwood Close, Pontnewydd, Cwmbran, NP44 1EX

£145,000

NO ONWARD CHAIN!!

Sage & Co. offer for sale this TWO BEDROOM, MID TERRACE property! Situated in the popular residential area of Pontnewydd, Wentwood Close is an ideal FIRST TIME BUY or INVESTMENT and benefits from a spacious lounge, conservatory, and front and rear gardens. The property is in close proximity to Cwmbran Town Centre, school and public transport links. Viewing is highly recommended!

EPC Rating: C
Council Tax Band: C



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

www.sageandco.co.uk

Entrance

Part glazed front entrance door to:

Entrance Hall

Obscure double glazed window to front, radiator, coving, doors to:

Utility Room

5'8" x 6'8" (1.73m x 2.05m)

Obscure double glazed window to front, coving

Kitchen

10'6" x 8'9" (3.22m x 2.68m)

Fitted with base and eye level wall units, inset sink and drainer unit, ceramic tile splash backs, roll edge work preparation surfaces, plumbing for automatic washing machine, space for gas cooker, wall mounted boiler, part glazed door to rear, double glazed window to rear, under stair storage cupboard, coving, door to:

Living / Dining Room

12'0" (max) x 15'11" (3.68m (max) x 4.86m)

Double glazed bay fronted windows, radiator, feature fire place and surround, coving, door to:

Conservatory

7'10" x 8'5" (2.40m x 2.58m)

Part glazed door to rear, double glazed windows to sides and rear

First Floor

Double glazed window to rear, access to loft space, built in storage cupboard with shelving, doors to:

Bedroom One

15'11" x 8'10" (4.86m x 2.71m)

Double glazed windows to front and rear, coving, radiator

Bedroom Two

10'7" x 9'7" (3.24m x 2.94m)

Double glazed window to front, radiator, coving

Bathroom

Panelled bath with electric shower over, vanity wash hand basin, low level WC, radiator, obscure double glazed window to rear, fully ceramic tiled walls and flooring, coving

Outside

Front- Enclosed front garden with a path leading to the front entrance door, laid to patio

Rear- Enclosed rear garden which is mainly laid to lawn with the remainder laid to patio

Tenure

We have been advised that the property is Freehold, to be verified

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

