



**69 Clos Cae Nant, Cwmbran, NP44 3PD**

**£230,000**

GUIDE PRICE £225,000 - £230,000  
SOUGHT AFTER LOCATION!!

Sage and Co are delighted to offer this THREE BEDROOM mid link property with allocated parking spaces. The property benefits from a ground floor wet room, En-suite to master bedroom and family bathroom. Cwmbran Town Centre is close by, doctors surgery and other amenities in Old Cwmbran are also nearby and easy access to road and rail links. Early viewing is recommended to avoid disappointment.  
EPC rating B. Council tax band D



Lakeside House, Llantarnam Parkway, Cwmbran, NP44 3GA  
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## Entrance Hall

Part glazed front entrance door to;

Hallway - Quality laminate flooring, radiator, stairs to first floor, door to shower room, lounge and kitchen.

## Wet Room

Mains powered shower, pedestal wash hand basin, low level WC, anti slip flooring, fully ceramic tile walls, extractor fan, electric shaver point.

## Lounge

14'4" x 10'5" (4.39 x 3.20)

Double glazed French doors to rear, radiator, quality laminate flooring.

## Kitchen/Diner

14'8" x 9'7" (4.49 x 2.94)

Fitted with a range of base and wall units, roll edge work tops, tile splash backs, inset stainless steel single drainer sink unit, gas hob with electric oven under and stainless steel filter hood over, plumbing for automatic washing machine, space for fridge/freezer, wall mounted Combi boiler, double glazed window to front.

## First Floor

Mains smoke alarm, radiator, stairs to second floor, built-in airing cupboard.

## Bedroom Two

14'4" x 10'0" (4.39 x 3.07)

Double glazed window to rear, wood laminate flooring, radiator.

## Bedroom Three

14'4" x 10'0" (4.39 x 3.07 )

Double glazed window to front, walk-in wardrobe, radiator, wood laminate flooring.

## Bathroom

Panelled bath with mains powered shower over, pedestal wash hand basin, low level WC, radiator, complementary ceramic tile splashbacks, extractor fan.

## 2nd Floor

door to;

## Bedroom One

14'4" x 13'6" (4.39 x 4.14)

Double glazed window to rear, wood laminate flooring, wall light points, walk in store room, door to;

## En-suite

Large shower cubicle, pedestal wash hand basin, low level WC, velux roof light, radiator, extractor fan.

## Outside

Enclosed rear garden with paved patio, fence surrounding and rear gate access. Allocated parking spaces.

## Tenure

We have been advised by the vendor that the property is Freehold to be verified.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		89	89
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

