



39 Marlborough Road, Greenmeadow, Cwmbran, NP44 5EJ

Asking Price £243,000

****NO ONWARD CHAIN****

Situated in the popular residential area of Greenmeadow, Sage & Co. offer for sale this WELL PRESENTED, THREE BEDROOM, split level family home. This property benefits from a contemporary finish throughout and boasts a spacious lounge, dining area with French doors leading to the rear garden, modern kitchen and useful conservatory which provides the perfect space for hosting family and friends. Further benefits include a ground floor WC, an enclosed low maintenance rear garden, driveway parking and a spacious garage which has power and lighting connected. Marlborough Road is in close proximity to Cwmbran Town Centre, schools and 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

Entrance

Part glazed front entrance door to:

Entrance Hall

Opaque double glazed window to front, designer radiator, doors to:

Cloakroom / WC

Low level WC, vanity wash hand basin, chrome towel radiator, fully ceramic tile walls and flooring, spotlights to ceiling

Living Room

17'1" x 11'8" (5.21m x 3.58m)

Double glazed feature window to front, two designer radiators, under stair storage cupboard, stairs up to:

Kitchen

12'3" x 7'4" (3.75m x 2.25m)

Contemporary kitchen fitted with a range of base and eye level wall units, inset composite sink and drainer unit, roll edge work preparation surfaces, inset fridge/freezer, inset dishwasher, inset electric AEG hob with extractor hood over, inset wall mounted AEG microwave and oven, plumbing for automatic washing machine, radiator, door to:

Conservatory

Cavity wall base with double glazed windows to rear, double glazed French door to rear and double glazed opaque window to side

Dining Room

9'8" x 9'11" (2.95m x 3.03m)

Double glazed French doors to rear, designer radiator, stairs up to:

Landing

Designer radiator, built in storage cupboards, spotlights to ceiling, stairs up to further bedrooms, doors to:

Bedroom Two

9'0" x 11'8" (2.75m x 3.57m)

Double glazed window to front, designer radiator, fitted desk with cupboard under to remain

Shower Room

Three piece suite comprised: low level WC, vanity wash hand basin, shower quadrant with mains shower over, radiator and chrome towel radiator, built in cupboard housing boiler, opaque double glazed window to front, spotlights to ceiling

Landing

Access to loft space, built in storage cupboard, doors to:

Bedroom One

12'5" x 8'11" (3.81m x 2.74m)

Double glazed window to rear, designer radiator

Bedroom Three

9'3" x 8'5" (2.82m x 2.59)

Double glazed window to rear, designer radiator, two fitted wardrobes

Outside

Front - Driveway parking and access to garage, steps leading to front entrance door, side gate access to rear
Rear - Enclosed, split level rear garden laid to patio. Outdoor power sockets, water tap connected, rear gate access to footpath

Tenure

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

