



## 10 Plas Islwyn, Cwmbran, NP44 1NN

**£140,000**

NO CHAIN

IDEAL INVESTMENT or FIRST TIME BUY

Situated in close proximity to CWMBRAN TOWN CENTRE, Sage & Co. offer for sale this THREE BEDROOM, mid-terraced property. In need of renovation throughout, this property benefits from a living room, utility area, kitchen, dining room and a conservatory to the ground floor which provides the perfect space for hosting family and friends. There are three bedrooms, WC and family shower room to the first floor. Cwmbran Train station, schools and local amenities are also within close proximity.

Viewing is highly recommended!

EPC Rating: C  
Council Tax Band: B



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### Entrance

Part glazed front entrance door to:

### Entrance Hall

Opaque double glazed windows to front and side aspects, radiator, stairs to first floor, doors to:

### Living Room

10'3" x 12'1" (3.13m x 3.70m)

Double glazed window to front, feature fireplace and surround, coving

### Utility Area

7'10" x 6'4" (2.40m x 1.94m)

Under stair storage space, fitted with base and eye level wall units, roll edge work preparation surfaces over, opening to:

### Kitchen

7'11" x 9'6" (2.43m x 2.90m )

Fitted with a range of base and eye level wall units, roll edge work preparation surfaces, inset sink with half bowl and drainer unit and mixer tap over, ceramic tile splashbacks, plumbing for washing machine, space for fridge/freezer, ceramic tile splashbacks, double glazed window to rear, part glazed door to rear, door to:

### Dining Area

7'10" x 12'1" (2.41m x 3.70m)

Double radiator, double glazed door to:

### Conservatory

9'0" x 9'8" (2.76m x 2.95m)

Double glazed windows to rear and side aspects, double glazed French doors to rear, double radiator, ceramic tile flooring

### First Floor

Built in storage cupboard with shelving, doors to:

### Bedroom One

10'5" x 12'2" (3.19m x 3.73m)

Double glazed windows to front, radiator, built in storage cupboard, coving

### Bedroom Two

9'5" x 12'2" (2.88m x 3.72m)

Double glazed window to rear, built in cupboard housing boiler, radiator, coving

### Bedroom Three

10'1" x 6'6" (3.09m x 1.99m)

Double glazed window to front, built in storage cupboard, radiator

### WC

Opaque double glazed window to rear, low level WC

### Shower Room

Pedestal wash hand basin, shower cubicle with mains shower over, radiator, extractor fan, opaque double glazed window to rear

### Outside

Front - Pedestrian access, steps up to front entrance door

Rear - Enclosed rear garden with a wooden fence, mainly laid to lawn with remainder laid to patio, tap connected

### Tenure

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

### Agency note

This is to be a corporate sale

