



**8 Heol Y Groes, Cwmbran, NP44 7LT**

**Offers In Excess Of £250,000**

NO ONWARD CHAIN!!

Situated in the popular residential development of Heol Y Groes, Coed Eva, Sage & Co. offer for sale this WELL PRESENTED, FOUR BEDROOM, TOWNHOUSE. Set out over three stories, this property briefly comprises of a lounge with French doors leading to an enclosed rear garden (creating the perfect space for hosting family and friends), fitted kitchen, ground floor WC and an en-suite to the master bedroom.

Further benefits include a single garage and driveway parking! Heol Y Groes is situated in close proximity to Cwmbran Town Centre and schools making it an ideal family home and has fantastic links to the M4 for those who need to commute to Cardiff or Bristol!

EPC Rating: C  
Council Tax Band: E



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## Entrance

Part glazed front entrance door to;

## Entrance Hall

Radiator, two built-in under stair storage cupboards, stairs to first floor, door to;

## Cloakroom

Two piece suite; Pedestal wash hand basin, low level WC, ceramic tile splashbacks, radiator, obscure double glazed window to front.

## Living Room

11'7" x 16'0" (3.55m x 4.89m)

Double glazed window to rear, double glazed French doors to rear, two radiators.

## Kitchen/Diner

14'0" x 9'3" (4.28m x 2.83m)

Fitted with a range of base and eye level wall units, roll edge work tops, inset stainless steel one and a half bowl sink unit, plumbing for automatic washing machine, space for fridge freezer and dishwasher, inset gas hob with oven under and filter hood over, wall mounted boiler, double glazed window to front, radiator.

## First Floor

Two built in storage cupboards, stairs to second floor, doors to:

## Bedroom Two

12'6" x 9'2" (3.83m x 2.81m)

Double glazed window to front, radiator

## Bedroom Three

10'11" x 9'2" (3.35m x 2.80m)

Double glazed window to rear, radiator, built in wardrobe to one wall with sliding door

## Bedroom Four

7'6" x 6'8" (2.29m x 2.04m)

Double glazed window to rear, radiator

## Bathroom

Three piece suite comprising; Panelled bath with shower over, ceramic tile splashback, pedestal wash hand basin, low level WC, electric shaver point, obscure double glazed window to front, radiator.

## Second Floor

Door to:

## Bedroom One

15'0" x 10'4" (4.59m x 3.15m)

Double glazed window to front, built-in storage cupboard, built-in wardrobe to one wall, access to loft space, doors to;

## Dressing Room

5'4" x 7'10" (1.65m x 2.40m)

Radiator, Velux window

## En-Suite

Three piece suite comprising; Mains shower cubicle, low level WC, pedestal wash hand basin with ceramic tile splashbacks, electric shower point, radiator, obscure double glazed window to rear, extractor fan.

## Outside

Front - Path leading to front entrance door, outdoor tap connected. Side access is available to rear

Rear - Enclosed rear garden with wooden fence, mainly laid to lawn, remainder laid to gravel and patio

## 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		90
(81-91) B	80	
(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	

