



Sage
& Co.
Property Agents



34 Cwrt Celyn, St. Dials, Cwmbran, NP44 3FA
Offers Over £205,000

Sage & Co. are delighted to offer for sale this WELL PRESENTED, TWO BEDROOM, SEMI DETACHED PROPERTY in St Dials, Cwmbran. This TWO BEDROOM property benefits from a kitchen, living area and WC to the ground floor with the bedrooms and family bathroom to the first floor. Further benefits include an enclosed rear garden and two designated parking spaces. Cwrt Celyn is in close proximity to local amenities, schools and public transport links, viewing is highly recommended!

EPC Rating: B
Council Tax Band: C



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

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Entrance

Part glazed front entrance door to:

Entrance Hall

Stairs to first floor, radiator, doors to:

Cloakroom/WC

Low level WC, pedestal wash hand basin, ceramic tile splash backs, opaque double glazed window to side, radiator, spotlights to ceiling

Kitchen

9'11" x 6'2" (3.03m x 1.90m)

Fitted with a range of base and eye level wall units, inset stainless steel sink and half bowl drainer unit, double glazed window to front, roll edge work preparation surfaces, gas hob with oven under and extractor hood over, space for fridge/freezer

Living Room

13'3"x 12'3" (4.05mx 3.75m)

Double glazed French doors to rear, built in under stair storage cupboard (with light connected), radiator

First floor

Access to loft space (with light connected), radiator, spotlights to ceiling, doors to:

Bedroom One

13'3" x 8'5" (4.05m x 2.57m)

Two double glazed windows to front, radiator, built in wardrobe with spotlights and shelving, built in storage cupboard, spotlights to ceiling

Bedroom Two

13'3" x 7'2" (4.05m x 2.20m)

Double glazed window to rear, radiator, spotlights to ceiling

Bathroom

Three piece suite comprising: Panelled bath with mains shower over, low level WC, pedestal wash hand basin, ceramic tile splash back, radiator, spotlights to ceiling

Outside

Front- Path to front entrance door, designated parking for two cars, lawn area to side of property

Rear- Enclosed rear garden, mainly laid to lawn with remainder laid to patio, gate access to off road parking, outdoor socket and water tap connected

Tenure

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

