



15 Neyland Path, Fairwater, Cwmbran, NP44 4PX
Guide Price £100,000

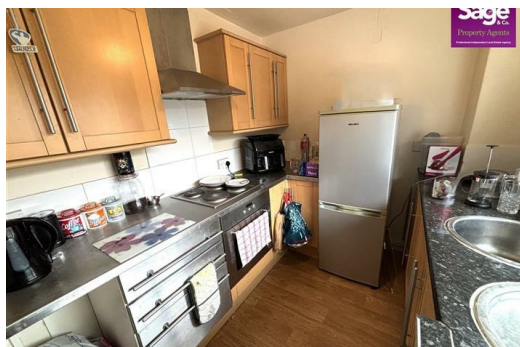
GUIDE PRICE £100,000 - £110,000

Offered for sale is this well-presented TWO BEDROOM first floor flat, ideal for FIRST TIME BUYERS or INVESTORS. The property boasts a spacious living area, a fitted kitchen, and a family bathroom, providing comfortable and practical living accommodation.

Situated in the popular Fairwater area, the flat is conveniently located close to Cwmbran Town Centre, well-regarded schools, and excellent transport links, making it a highly desirable location.

A superb opportunity not to be missed – early viewing is recommended.

EPC Rating: C
Council Tax Band: B



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

www.sageandco.co.uk

Entrance

Part glazed front entrance door to;

Entrance Hall

Built in storage cupboard

Kitchen

9'6" x 7'5" (2.92 x 2.28)

Fitted with a range of base and eye level wall units, roll top work preparation surfaces over, inset stainless steel sink and drainer unit with mixer taps over, electric hob, oven under, filter hood over, space for fridge freezer, ceramic tiled splash backs, plumbing for automatic washing machine, built in cupboard housing boiler

Lounge/ Dining room

15'2" x 16'0" (4.64 x 4.90)

Double glazed window to front, two radiators, built in storage cupboard, door to;

Inner Hallway

Built in storage cupboard, doors to;

Bedroom One

11'11" x 12'2" (3.65 x 3.73)

Double glazed window to front, radiator, built in cupboard

Bedroom Two

10'10" x 9'0" (3.31 x 2.75)

Double glazed window to rear, radiator, built in cupboard

Bathroom

Three piece suite comprising; panelled bath with electric shower over, low level WC, pedestal wash hand basin, ceramic tiled splash backs, double radiator, obscure double glazed window to rear, built in cupboard

Tenure

We have been advised that this property is Leasehold. To be verified

