



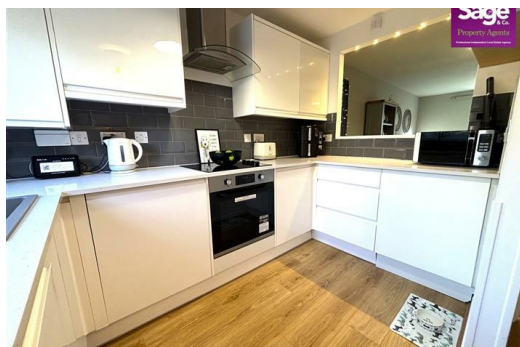
12 Grayson Way, Llantarnam, , Cwmbran NP44 3GD

Offers Over £225,000

This beautifully presented TWO BEDROOM END-TERRACED property in Grayson Way, Llantarnam offers modern living in a highly sought-after location, making it an ideal purchase for first-time buyers, those looking to downsize, or young families. The ground floor boasts a stylish CONTEMPORARY FITTED KITCHEN and a bright, spacious OPEN PLAN living/dining area, complete with French doors opening out to the enclosed rear garden – perfect for relaxing or entertaining.

Upstairs, the property features two generously sized bedrooms, including a master bedroom with ensuite, and a modern family bathroom. Further benefits include ALLOCATED PARKING, a well-maintained rear garden, and the convenience of being located close to Cwmbran Town Centre, the popular Boating Lake, well-regarded local schools, and excellent transport links.

EPC Rating: C
Council Tax Band: D



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

Understair storage cupboard, doors to;

Cloakroom

Low level WC, pedestal wash hand basin, towel radiator, obscure double glazed window to front, ceramic tile splashbacks, extractor fan.

Kitchen

10'0" x 6'1" (3.05 x 1.86)

Fitted with a range of base and eye level wall units, work preparation surfaces over, inset composite sink unit, ceramic tile splashbacks, inset electric hob with oven under and stainless steel filter hood over, integral washing machine, dishwasher, double glazed window to front, wall mounted boiler.

Open Plan Living and Dining Room

18'11" x 12'7" (5.77 x 3.85)

Double glazed French doors to rear, two designer vertical radiators, stairs to first floor.

First Floor

Access to boarded loft, doors to;

Bedroom One

10'4" x 9'3" (3.15 x 2.82)

Double glazed window to rear, radiator, built-in storage cupboard, built in wardrobe with sliding doors to one wall, door to;

En-Suite

Vanity wash hand basin, low level WC, walk-in mains shower cubicle, extractor fan, obscure double glazed window to side, towel radiator.

Bedroom Two

10'10" x 8'5" (3.32 x 2.57)

Double glazed window to front, radiator, built-in wardrobes to one wall.

Bathroom

Vanity wash hand basin, low level WC, panelled bath with mains shower over, obscure double glazed window to side, chrome towel radiator, extractor fan, ceramic tiled splashbacks.

Outside

Front - Paved access to front entrance door , allocated parking spaces, side access to rear garden.

Rear - Enclosed rear garden with wooden fencing, mainly laid to artificial grass with the remainder laid to patio, shed with power and light connected.

Tenure

The vendors have advised that the property is Freehold. To be verified.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		
(69-80) C		76
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

