



44 Greenmeadow Way, Cwmbran, NP44 3NG
Guide Price £115,000

GUIDE PRICE £115,000 - £120,000

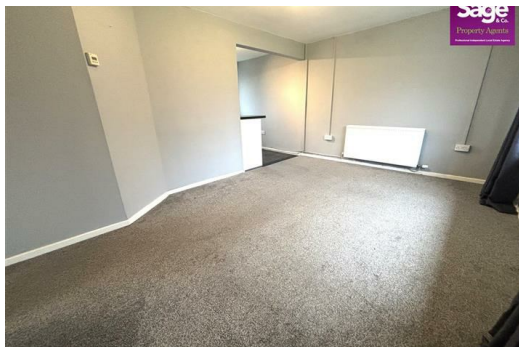
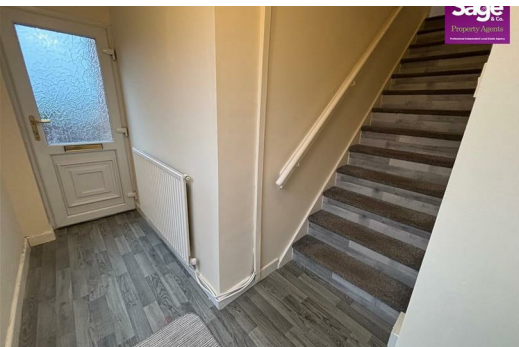
Offered for sale with NO ONWARD CHAIN, this well-presented TWO BEDROOM flat is an ideal opportunity for first-time buyers, downsizers, or investors. The accommodation comprises a SPACIOUS LIVING/DINING room, a fitted kitchen with the added benefit of a private balcony, two good-sized bedrooms, and a family bathroom.

Externally, the property enjoys GARDENS TO BOTH FRONT AND REAR, providing valuable outdoor space rarely found with similar homes.

Situated in a convenient location close to local amenities, Cwmbran Town Centre, well-regarded schools, and excellent transport links, this property offers comfortable living with everything on your doorstep.

Viewing is highly recommended.

EPC Rating: D
Council Tax Band: A



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

Door to rear, stairs up to hallway

Hallway

Access to loft space, built in storage cupboard, doors to;

Living Room/Diner

10'10" x 15'1" (3.31m x 4.61m)

Double glazed window to front, double radiator, opening to;

Kitchen

7'4" x 9'9" (2.26m x 2.98m)

Fitted with a range of base and eye level wall units with roll top work preparation surfaces over, inset stainless steel sink and drainer unit, wall mounted boiler, space for cooker, double glazed window to rear, door to balcony

Bedroom One

10'0" max x 12'9" (3.06m max x 3.91m)

Double glazed window to rear, radiator

Bedroom Two

5'10" x 12'10" (1.80m x 3.93m)

Double glazed window to front, radiator, built in wardrobe/storage space

Bathroom

7'4" x 4'10" (2.25m x 1.49m)

Panelled bath, low level WC, pedestal wash hand basin, fully ceramic tiled walls, obscure double glazed window to rear

Outside

Front - Enclosed courtyard with remainder laid to gravel, access to front entrance door, side access to rear

Rear - Enclosed rear garden with wooden fencing, mainly laid to decking with the remainder laid to gravel

Tenure

We have been advised the property in Leasehold. To be verified

