



22 Ellwood Path, St. Dials, Cwmbran, NP44 4RD

£160,000

OFFERED FOR SALE WITH NO ONWARD CHAIN!!

This THREE bedroom, mid-terrace property is offered for sale in St Dials, Cwmbran. Benefits include a kitchen/dining area, spacious lounge, useful utility room and enclosed rear garden. Ellwood Path is in close proximity to schools, amenities and transport links. This property is an ideal first time buy or investment and viewing is highly recommended!

EPC Rating: C
Council Tax Band: B



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

Stairs to first floor, radiator, under stair storage space, ceramic tile flooring, door to;

Dining Room

11'1" x 11'3" (3.40 x 3.43)

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

Kitchen

7'10" x 7'6" (2.40 x 2.31)

Fitted with a range of base and eye level wall units, roll edge work surfaces, inset stainless steel sink unit, inset electric hob, extractor fan over, oven under, ceramic tile splashbacks, plumbing for automatic washing machine, space for fridge/freezer, double glazed window to front, door to;

Utility Room

Part glazed door to front, base and eye level wall units, wall mounted gas boiler.

Living Room

17'1" x 9'10" (5.22 x 3.01)

Double glazed French doors to rear, two double radiators, coving, feature fireplace and surround.

First Floor

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

Bedroom One

13'8" x 9'1" (4.17 x 2.79)

Double glazed window to rear, radiator, coving.

Bedroom Two

11'4" x 8'2" (3.47 x 2.49)

Double glazed window to front, radiator.

Bedroom Three

7'9" x 8'3" (2.38 x 2.53)

Double glazed window to rear, radiator, coving.

Bathroom

Panelled bath, pedestal wash hand basin, low level WC, electric shower quadrant, radiator, coving, obscure double glazed window to front, ceramic tile splash backs.

Outside

Front - Level enclosed patio area with door to utility room and front entrance door.

Rear - Enclosed rear garden with wooden fencing and rear gate, patio area with steps down to middle tier laid to shrubs and lower level laid to patio.

Tenure

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

