



**6 Ty Gwyn Road, Cwmbran, NP44 4AB**  
**Guide price £165,000**



\*\*\*GUIDE PRICE £165,000-£175,000\*\*\* One2one Estate Agents are delighted to offer for sale this terraced property situated within easy access to local schools and transport links. The property offers an entrance hall, ground floor cloakroom/wc, fitted kitchen with a range...



## MAIN DESCRIPTION

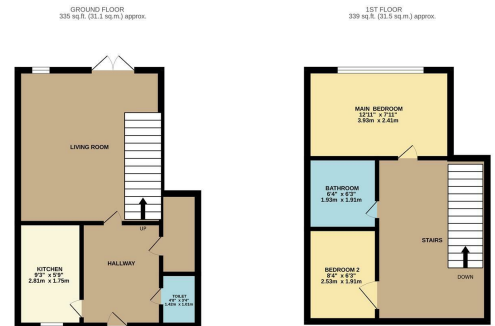
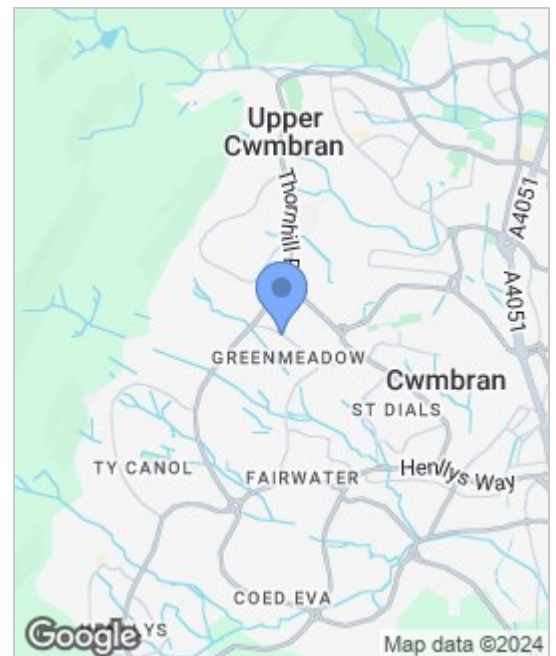
\*\*\*GUIDE PRICE £165,000-

£175,000\*\*\* One2one Estate

Agents are delighted to offer for sale this terraced property situated within easy access to local schools and transport links. The property offers an entrance hall, ground floor cloakroom/wc, fitted kitchen with a range of base and wall units, gas hob, electric oven and space for appliances. To the rear is the lounge with natural light, plenty of space for seating furniture and stairs to first floor. To the first floor are two bedrooms and bathroom. The rear garden is enclosed, mainly laid to lawn with a patio area and gate giving rear access. The property also offers two parking spaces. NO CHAIN.

Please note the property has Solar Panels - for more information please contact the office.

Council Tax Band: C



TOTAL FLOOR AREA: 670 sq ft (62.7 sq m) approx.  
 Measurements are shown in feet and inches and are intended as a guide only. Measurements are taken from the internal face of the walls. Measurements are taken to the best of our knowledge. This plan is for general information only and should not be used for any other purpose. We accept no responsibility for errors or omissions. All dimensions are approximate. Map and Measur 12/22

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>
			EU Directive 2002/91/EC

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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