



**45 Birch Grove, Cwmbran, NP44 6EP**  
**Guide price £365,000**



\*\*\*GUIDE PRICE £365,000-£375,000\*\*\* One2one Estate Agents are delighted to offer for sale this detached family home situated on a quiet residential area with excellent curb appeal, situated close to local schools, shops and amenities. On entering the property you are greeted by the entrance hall...

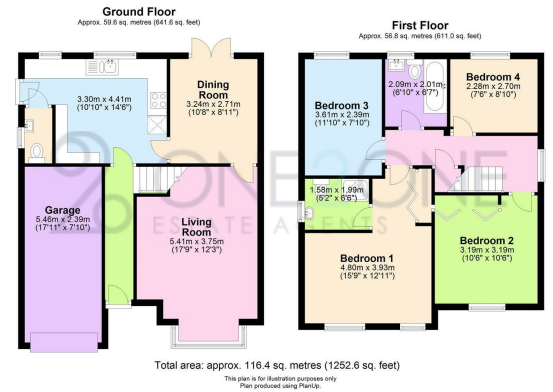
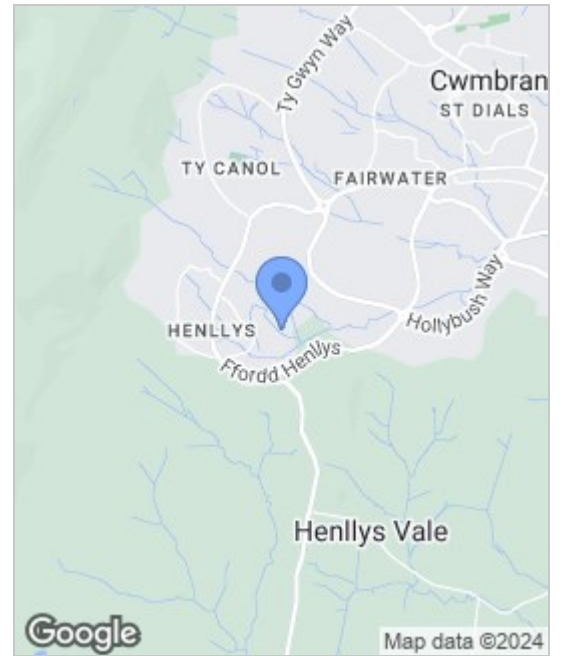


## MAIN DESCRIPTION

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Agents are delighted to offer for sale this detached family home situated on a quiet residential area with excellent curb appeal, situated close to local schools, shops and amenities. On entering the property you are greeted by the entrance hall with stairs to first floor and access to the ground floor accommodation. The spacious lounge is to the right with bay window to front, dining room with plenty of space for family dining table and chairs, door to rear garden. The modern fitted kitchen is to the rear with a range of base and wall units, work surface over, breakfast bar, gas hob, electric oven, integrated appliances and door to side. Lastly is the ground floor cloakroom/wc. To the first floor are four bedrooms, three of which are double, en-suite shower room with power shower to master bedroom and family bathroom. The rear garden is enclosed with patio area, lawn and side access. There is a driveway for several vehicles leading to the garage. **MUST BE VIEWED.**



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>		<b>85</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
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC

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