



## 10 Ffordd Bevan, Cwmbran, NP44 1DG

### Guide price £360,000



\*\*\*GUIDE PRICE £360,000-£370,000\*\*\* One2One Estate Agents are delighted to offer for sale this well presented modern detached home situated on the new residential development in Pontrhydyrun, lying in between Cwmbran & Griffithstown offering excellent family accommodation within close proximity to the Monmouthshire Brecon Canal and cycle track. The property offers entrance hall with stairs to first floor...



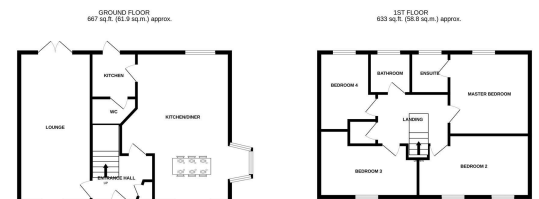
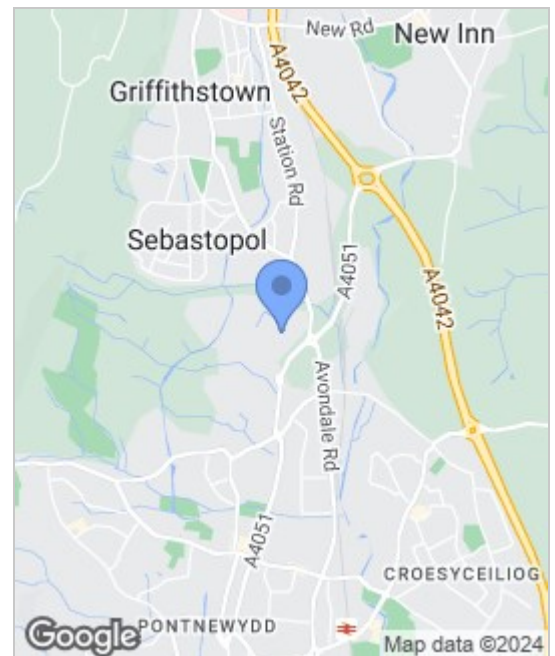
## MAIN DESCRIPTION

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Agents are delighted to offer for sale this well presented modern detached home situated on the new residential development in Ponthydyrun, lying in between Cwmbran & Griffithstown offering excellent family accommodation within close proximity to the Monmouthshire Brecon Canal and cycle track. The property offers entrance hall with stairs to first floor, storage cupboard, radiator and doors to ground floor accommodation. The spacious lounge is to the left with window to front and doors to rear providing plenty of natural light. Modern fitted kitchen/diner with a range of base and wall units, work surface over, electric oven, gas hob with extractor over, integrated dishwasher and fridge/freezer, door to utility room with plumbing for washing machine, base and wall units, door to rear garden and door to ground floor wc. To the first floor are four bedrooms, three of which are double, en suite shower room and family bathroom comprising panelled bath with shower over, pedestal wash hand basin, low level wc, radiator and window to rear. The rear garden is low maintenance with a patio area, lawn and raised decking area making it ideal for entertaining with gate to side giving access to front. There is a garage to the rear with parking. **MUST BE VIEWED TO APPRECIATE THIS FAMILY HOME.**

COUNCIL TAX BAND: F



TOTAL FLOOR AREA: 1300 sq ft (120.7 sq m) approx.

While every effort has been made to ensure the accuracy of the figures contained herein, measurements of actual areas are approximate. The right to use the information contained herein is granted to the purchaser for their own use only. The information is not to be used for any other purpose without the prior written consent of the agent.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		84	
(69-80) C			
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		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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