



## 162 Brynglas, Cwmbran, NP44 7LL

### Guide price £230,000



\*\*\* GUIDE PRICE £230,000 - £240,000 \*\*\* One2One Estate Agents are pleased to offer for sale this semi detached property situated in the popular location of Hollybush with close access to local shops and amenities with good transport links including quick and easy access onto the M4 for commuting. The property briefly comprises enclosed porch with door to front...





## MAIN DESCRIPTION

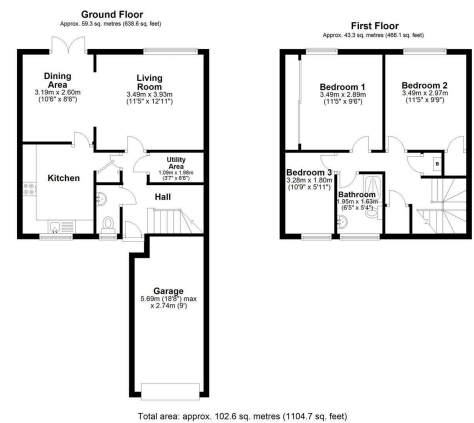
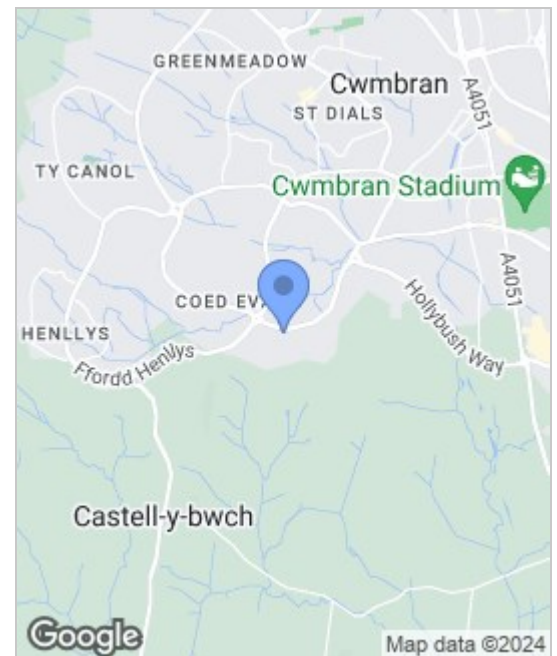
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Agents are pleased to offer for sale this semi detached property situated in the popular location of Hollybush with close access to local shops and amenities with good transport links including quick and easy access onto the M4 for commuting. The property briefly comprises enclosed porch with door to front and access to entrance hall with stairs to first floor, large storage cupboard, door to ground floor cloakroom/wc. Modern fitted kitchen with a range of base and wall units, work surface over, gas hob, electric oven, space for fridge and freezer, plumbing for washing machine, and pantry. Dining room with doors to the rear, opening to lounge with window to rear. To the first floor is the landing with airing cupboard, storage cupboard, three bedrooms, bedroom one having mirrored fitted wardrobes and bedroom 2 with large cupboard and modern shower room comprising vanity wash hand basin, low level wc, shower enclosure with rainfall shower over and heated towel rail. To the rear is an enclosed low maintenance garden with patio area, artificial lawn, conifers and stone chippings with gate giving access. The front offers an area laid with stone chippings and driveway leading to garage. NO CHAIN.

COUNCIL TAX BAND: C

TENURE: FREEHOLD



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs		86	Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
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

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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