



30 Stryd Camlas, Cwmbran, NP44 1DJ

Guide price £310,000



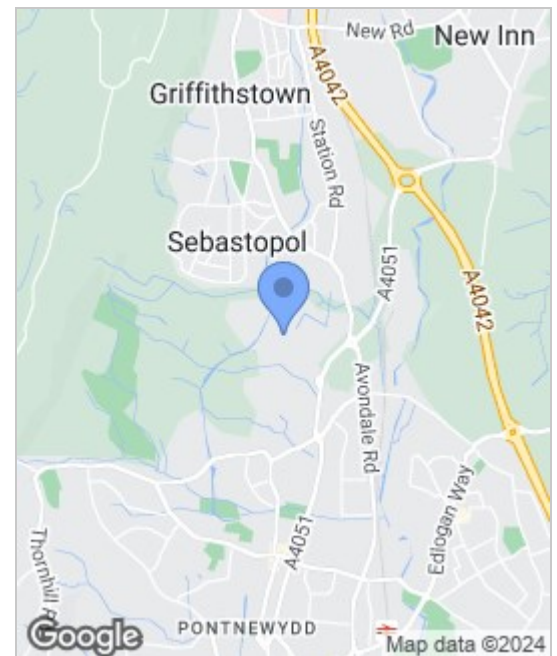
GUIDE PRICE £310,000 - £320,000 One2one Estate Agents are delighted to offer for sale this well presented semi detached home situated on a new residential development lying in between Cwmbran & Griffithstown offering excellent family accommodation within close proximity to the Monmouthshire Brecon Canal and cycle track. The property briefly comprises...



MAIN DESCRIPTION

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One2one Estate Agents are delighted to offer for sale this well presented semi detached home situated on a new residential development lying in between Cwmbran & Griffithstown offering excellent family accommodation within close proximity to the Monmouthshire Brecon Canal and cycle track. The property briefly comprises of a spacious entrance hall with stairs to first floor and access to the ground floor accommodation. The lounge is to the front of the property with bay window and media wall, the fitted kitchen/diner has a range of base and wall units, work surface over, space for fridge/freezer, plumbing for dishwasher, electric double oven, gas hob with extractor over, doors to rear garden, door to utility cupboard with base units and plumbing for washing machine. Ground floor cloakroom/w.c. To the first floor are four bedrooms, en-suite shower room and family bathroom. To the front is a garage and parking. NO CHAIN.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
	85	94			
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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