



56 Pentre Close, Cwmbran, NP44 7LQ

Asking price £220,000



One2One Estate Agents are pleased to offer for sale this well presented semi detached bungalow situated in the popular residential area of Coed Eva, close to bus routes, local shops and amenities. The property is accessed via a driveway with path leading to the front of the property. The entrance hall offers...



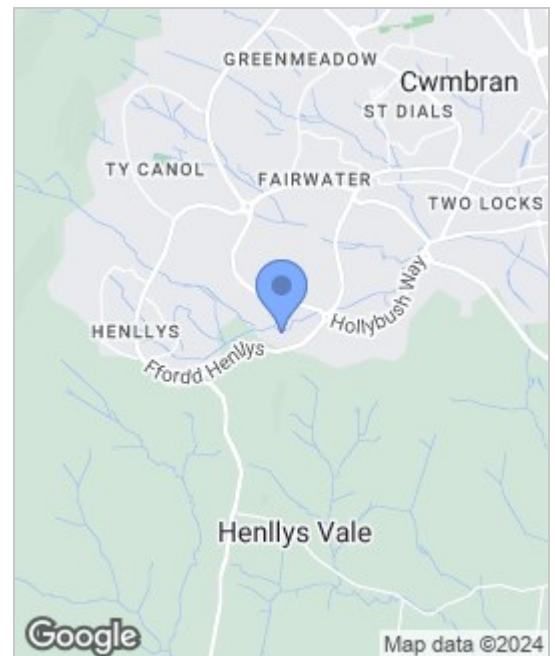
MAIN DESCRIPTION

One2One Estate Agents are pleased to offer for sale this well presented semi detached bungalow situated in the popular residential area of Coed Eva, close to bus routes, local shops and amenities. The property is accessed via a driveway with path leading to the front of the property. The entrance hall offers space for coats and shoes, door to fitted kitchen with a range of base and wall units, work surface over, space for cooker, plumbing for washing machine, space for fridge/freezer, window and door to side. There is a spacious lounge with window to front providing plenty of natural light. An inner hall with storage cupboard offers access to the shower room comprising shower cubicle, low level wc, pedestal wash hand basin, heated towel rail and window to side. Two bedrooms with bedroom two having doors to the rear garden. The rear is enclosed with patio area, artificial grass to side, shed, steps to a small patio area with plants and shrubs. The front offers a lawn and parking to the side. NO CHAIN.

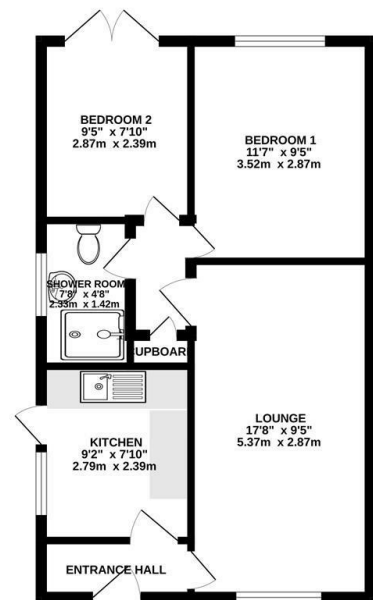
COUNCIL TAX BAND: C

TENURE FREEHOLD

NB: One2One Estate Agents have been advised by the seller the details pertaining to this property. It is the buyer's responsibility to determine council tax band and tenure. We would encourage any interested parties to seek legal representation and obtain professional advice prior to purchase.



GROUND FLOOR
484 sq.ft. (45.0 sq.m.) approx.



TOTAL FLOOR AREA : 484 sq.ft. (45.0 sq.m.) approx.

While every effort has been made to ensure the accuracy of the floorplan, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan for illustrative purposes only and should be used as a guide by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs		90	Very environmentally friendly - lower CO₂ 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 CO₂ emissions
		44	
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.