



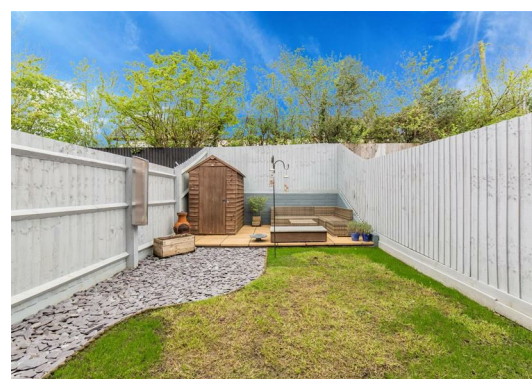
136 Cwrt Celyn, Cwmbran, NP44 3FB

Asking price £210,000



Welcome to this charming property located in the area of Cwrt Celyn, St. Dials, Cwmbran. This delightful house boasts a cosy reception room, perfect for relaxing with family and friends. With two inviting bedrooms, there is ample space for a small family or guests to stay comfortably. The property also features a well-appointed bathroom.

Whether you are looking for a starter home or a cosy place to downsize, this property has the potential to be the perfect fit for you. Don't miss out on the opportunity to make this house your home sweet home in beautiful Cwmbran.



MAIN DESCRIPTION

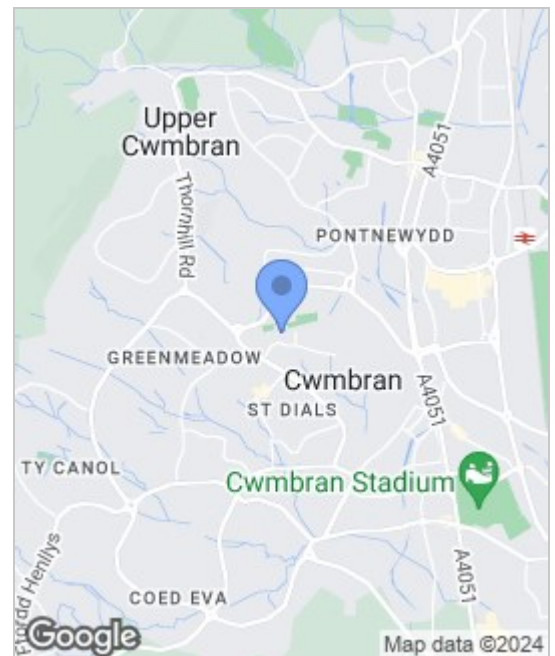
One2One Estate Agents are delighted to offer for sale this well presented semi detached property located on the modern estate of Cwrt Celyn in St. Dials. The property is located in a quiet residential estate with little passing traffic and within easy access to local schools and transport links. The property briefly comprises entrance hall with door to front and stairs to first floor, ground floor cloakroom/wc comprising low level wc, pedestal wash hand basin and window to front, modern fitted kitchen offering a range of base and wall units, work surface over, plumbing for washing machine, space for fridge/freezer, gas hob, electric oven and window to front. The lounge is to the rear of the property with doors to garden, storage cupboard and plenty of space for seating furniture. To the first floor are two double bedrooms with bedroom one having fitted wardrobes and storage cupboard and bathroom comprising panelled bath with shower over, low level wc, pedestal wash hand basin and radiator. To the rear is an enclosed garden mainly laid to lawn, patio area, shed and gate giving access. To the front is two parking spaces. NO CHAIN.

TENURE: FREEHOLD

COUNCIL TAX BAND: C

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.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs		98	Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B		83	(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
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.