



65 Grayson Way, Cwmbran, NP44 3GD

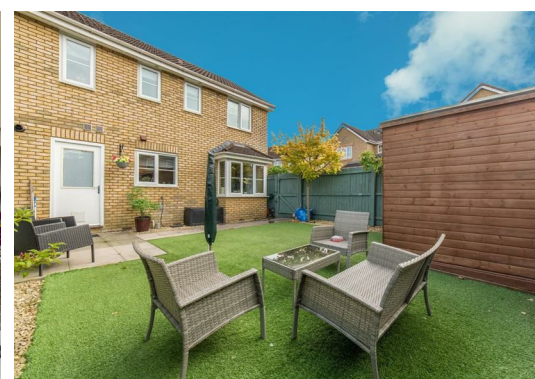
Asking price £295,000



Welcome to Grayson Way, a charming property located in the area of Llantarnam, Cwmbran. This delightful semi-detached house boasts two reception rooms, perfect for entertaining guests or simply relaxing with your loved ones.

The property features two bathrooms, ensuring convenience and comfort for all residents. Whether it's a quick morning shower or a long soak in the tub after a busy day, you'll find the bathrooms to be both functional and inviting.

Don't miss the opportunity to make this lovely house your own. Contact us today to arrange a viewing and discover the endless possibilities that Grayson Way has to offer.



MAIN DESCRIPTION

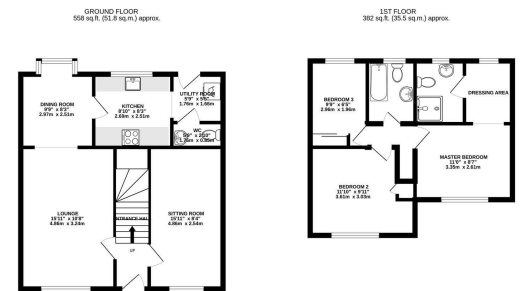
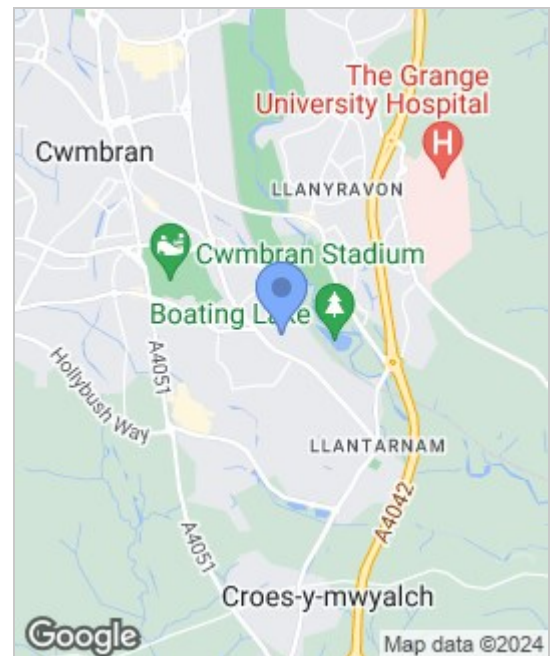
One2One Estate Agents are delighted to offer for sale this well presented semi detached property located on Grayson Way in Cwmbran. The property benefits from having excellent transport links with easy access onto the main artery roads into Newport and Cwmbran. Local schools and leisure facilities are within walking distance, with Cwmbran boating lake and park being a short distance away. The property briefly comprises entrance hall with door to front and stairs to first floor. Spacious sitting room with window to front, lounge with window to front and double doors to dining room with box bay window to rear creating plenty of natural light, fitted kitchen comprising base and wall units, work surface over, space for fridge/freezer, gas hob, electric oven and window to rear. Utility room with wall units, plumbing for washing machine, space to tumble dryer, door to rear and door to ground floor cloakroom/wc fitted with a low level wc and pedestal wash hand basin. To the first floor are three bedrooms, bedroom one offering dressing room with mirrored wardrobes and en suite shower room comprising double shower cubicle with rainfall shower, pedestal wash hand basin, low level wc and window to rear. Bedrooms two and three also have fitted mirrored wardrobes. The modern bathroom suite comprises panelled bath with shower over, pedestal wash hand basin, low level wc and window rear. The rear garden is enclosed with patio area, artificial grass, shed and electric point with gate to side giving access. The front offers parking for 2 cars and a further parking space to the side.

MUST BE VIEWED TO APPRECIATE.

TENURE: FREEHOLD

COUNCIL TAX BAND: E

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.



TOTAL FLOOR AREA: 940 sq ft (87.4 sq m) approx.
While every effort has been made to ensure the accuracy of the figures included here, the accuracy of which cannot be guaranteed. The figures are for information only and should not be relied upon for any purpose. The figures are for information only and should not be relied upon for any purpose. The figures are for information only and should not be relied upon for any purpose.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	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
England & Wales	EU Directive 2002/91/EC		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.