



61 Hawkes Ridge, Cwmbran, NP44 6JT

Asking price £260,000



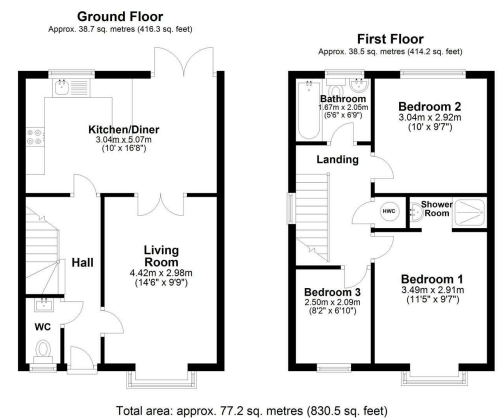
One2One Estate Agents are pleased to offer for sale this well presented detached property situated in the sought after location of Ty Canol. The property is located within close access to local schools, shops and amenities with good transport links including quick and easy access onto the M4 for commuting. The property briefly...



MAIN DESCRIPTION

One2One Estate Agents are pleased to offer for sale this well presented detached property situated in the sought after location of Ty Canol. The property is located within close access to local schools, shops and amenities with good transport links including quick and easy access onto the M4 for commuting. The property briefly comprises entrance hall with door to front, radiator, under stairs storage cupboard, ground floor wc, lounge with box bay window to front, radiator, double doors to dining room opening 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, radiator, window and doors to rear garden. To the first floor are three bedrooms, master bedroom with en suite comprising shower cubicle and vanity wash hand basin and family bathroom comprising pedestal wash hand basin, low level wc, panelled bath, radiator and window to rear. The rear garden is enclosed with patio area, steps leading to lawn area. To the front is a driveway leading to garage. NO CHAIN.

COUNCIL TAX BAND: E



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	
82	55		
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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