



## Sunnybank Tram Lane, Cwmbran, NP44 8AE

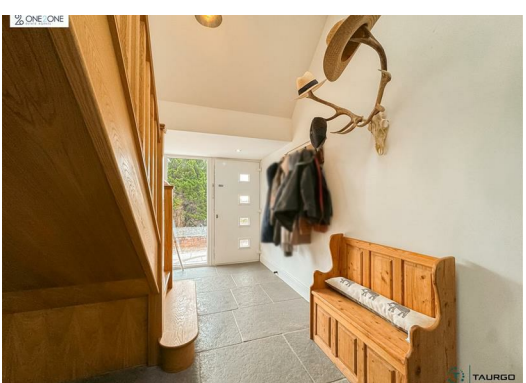
### Offers in excess of £375,000



\*\*\*GUIDE PRICE £380,000-£400,000\*\*\* Welcome to this charming detached bungalow located on Tram Lane in the picturesque village of Llanfrechfa, Cwmbran. This delightful property boasts two spacious reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With four cosy bedrooms, there is ample space for the whole family to unwind and rest comfortably.

The bungalow features two modern bathrooms, ensuring convenience and luxury for all residents.

Nestled in a tranquil neighbourhood, this bungalow provides a peaceful retreat from the hustle and bustle of everyday life. The surrounding area offers scenic views and a sense of



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## MAIN DESCRIPTION

\*\*\*GUIDE PRICE £380,000-

£400,000\*\*\* One2One Estate

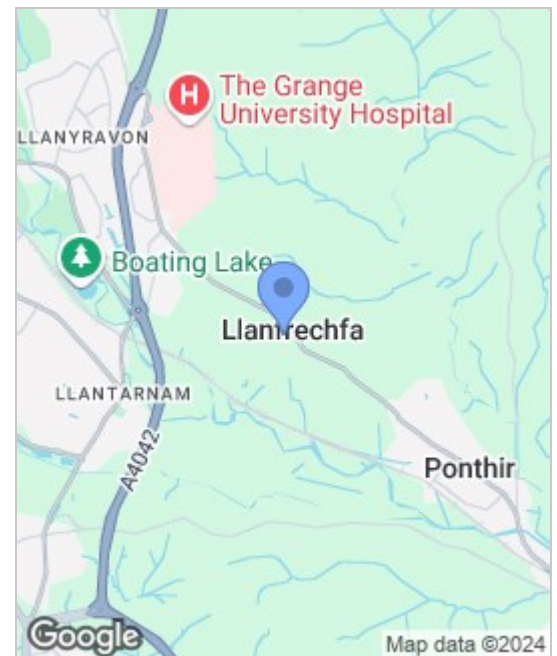
Agents are delighted to offer for sale this well presented four bedroom detached bungalow situated in the sought after village of Llanfrechfa, conveniently close to a range of facilities including restaurants, pubs shops and schools. There is excellent access to road and rail networks and the M4 corridor.

The property briefly comprises spacious entrance hall with composite door to front wood staircase to first floor, dining room with window to front and side providing plenty of natural light and opening to the lounge with wood burner. The kitchen is to the rear and fitted with a range of base and wall units, work surface over, space for range cooker, belfast sink, integrated dishwasher, space for fridge/freezer, plumbing for washing machine, roof lantern providing plenty of natural light, window and door to side. Two double bedrooms and family bathroom comprising freestanding bath, low level wc, pedestal wash hand basin, separate shower cubicle and window to rear. To the first floor are two further double bedrooms, master bedroom having en suite shower room comprising double shower cubicle, pedestal wash hand basin, low level wc, window to rear. To the rear is an enclosed rear garden with patio, lawn and decked areas providing versatility and a private aspect. The property has been updated by it's current owners. **MUST BE VIEWED TO APPRECIATE.**

TENURE: FREEHOLD

COUNCIL TAX BAND: D

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 <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.

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