



72 Oaklands View, Cwmbran, NP44 5EE

Asking price £250,000



Welcome to Oaklands View in the Greenmeadow area of Cwmbran, a sought after location with a good community spirit. This charming property boasts two reception rooms, a recently updated kitchen and three comfortable bedrooms. The garage offers potential for conversion or just useful storage and the rear garden has been landscaped for low maintenance.

Don't miss this opportunity to acquire a lovely family home that has been extremely well cared for by the same couple since being built.'



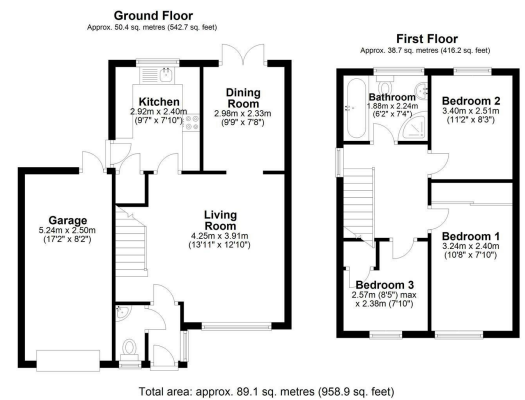
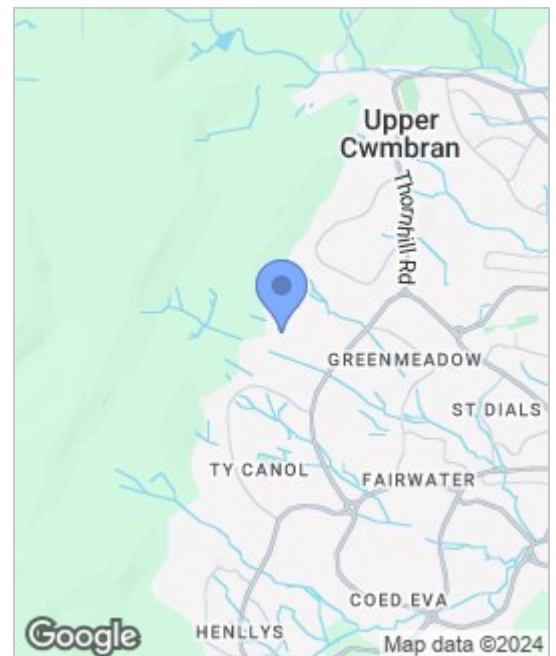
MAIN DESCRIPTION

One2One Estate Agents are pleased to offer for sale this detached family home situated in the sought after location of Greenmeadow close to local schools, shops and amenities. The property briefly comprises entrance hall with cloakroom/w.c. off, lounge with window to front opening into dining room with doors to rear. The fitted kitchen offers a range of matching base and wall units with work surface over, integrated fridge, plumbing for washing machine, five ring gas hob and electric oven, storage cupboard, window to rear and door to side to rear garden. To the first floor off the landing are three bedrooms, bathroom comprising panelled bath, pedestal wash hand basin, shower cubicle, low level w.c. and heated towel rail. To the front of the property is a driveway leading to garage with up and over door, lawned area with flower and shrub boarder. To the rear of the property is a tiered garden with patio, steps to a range of mature flowers, plants shrubs and trees and steps to a further patio area. **MUST BE VIEWED. NO CHAIN.**

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 ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs		85	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		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.