



**12 Teynes, Cwmbran, NP44 4TG**

**Asking price £125,000**



**2**



**1**



**1**



**F**



# 12 Teynes Cwmbran, NP44 4TG



One2One Estate Agents are pleased to offer for sale this end terraced property in need of refurbishment, situated in a popular location with 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...

- TERRACED PROPERTY IN NEED OF REFURBISHMENT
- SPACIOUS LOUNGE
- KITCHEN
- GROUND FLOOR CLOAKROOM/WC
- TWO DOUBLE BEDROOMS
- WET ROOM
- REAR GARDEN
- NO CHAIN

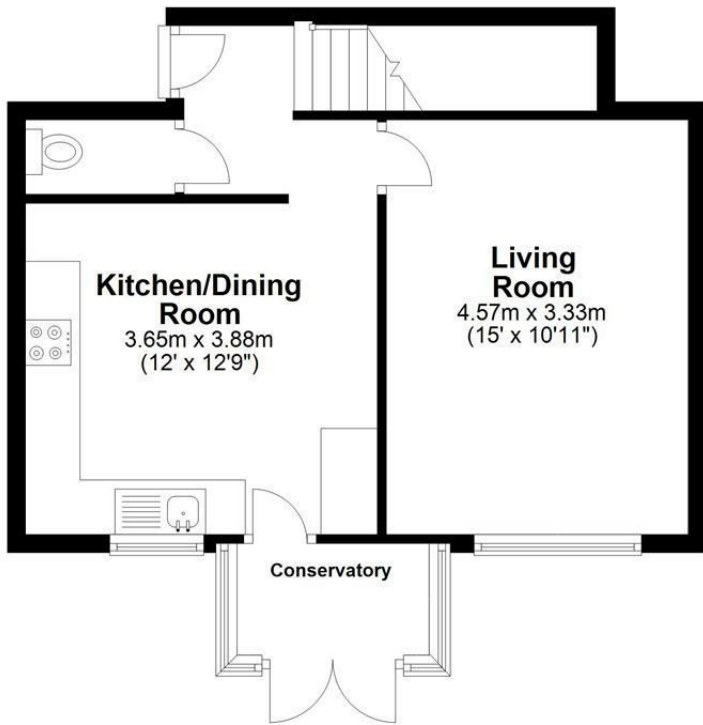






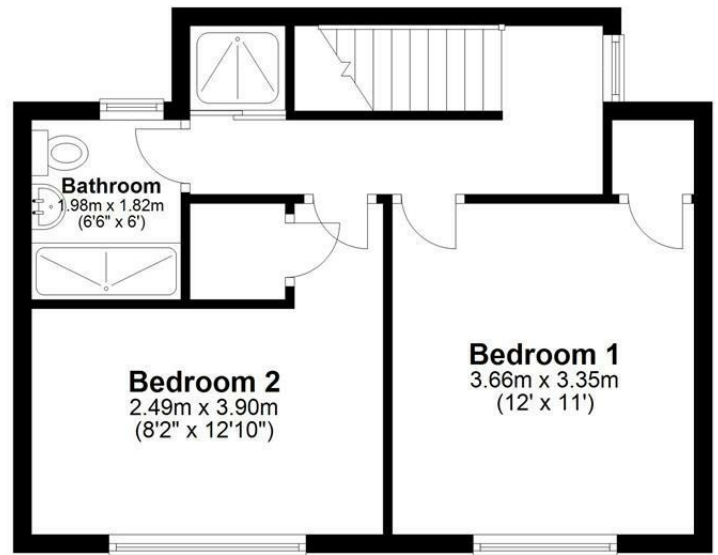
### Ground Floor

Approx. 41.0 sq. metres (440.9 sq. feet)

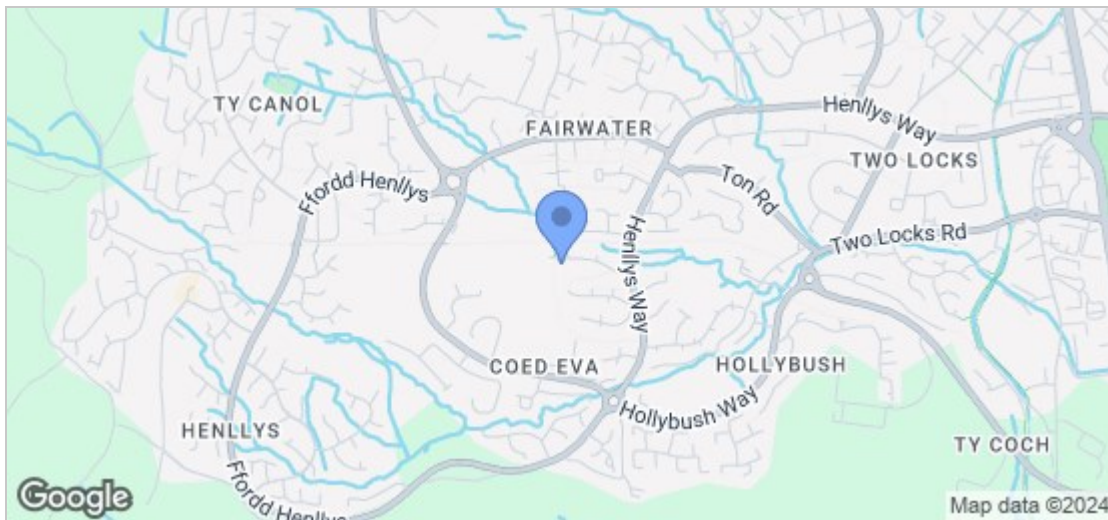


### First Floor

Approx. 49.2 sq. metres (530.1 sq. feet)



Total area: approx. 90.2 sq. metres (971.0 sq. feet)



### Viewing

Please contact our One2One Estate Agents Torfaen Office on 01495219699 if you wish to arrange a viewing appointment for this property or require further information.

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>34</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		