



22 Thorncliffe Road, Cwmbran, NP44 4AA
Asking price £210,000



One2One Estate Agents are delighted to offer for sale this end terraced bungalow restricted for ages 55 years and over, situated within easy access to local schools and transport links. The property briefly comprises an entrance hall with door to front, storage cupboard, airing cupboard and access to the ground floor accommodation...



MAIN DESCRIPTION

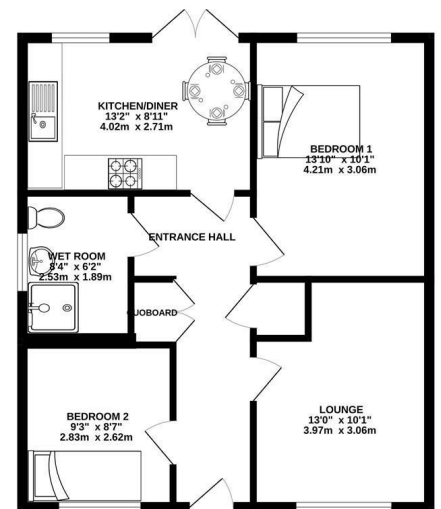
One2One Estate Agents are delighted to offer for sale this end terraced bungalow restricted for ages 55 years and over, situated within easy access to local schools and transport links. The property briefly comprises an entrance hall with door to front, storage cupboard, airing cupboard and access to the ground floor accommodation. The fitted kitchen/diner is positioned at the rear of the property with a range of base and wall units, work surface over, gas hob, electric oven, space for fridge/freezer, plumbing for washing machine, window and door to rear, spacious lounge with window to front, two bedrooms and wet room with power shower. The property also offers a gas central heating system. The rear and side garden is mainly laid to lawn with patio area, shed and gate giving access to the front. There are two parking spaces that come with the property to the front. NO CHAIN.

NB. THE PROPERTY HAD A NEW BOILER FITTED MARCH 2024.

COUNCIL TAX BAND: C



GROUND FLOOR
621 sq.ft. (57.7 sq.m.) approx.



TOTAL FLOOR AREA: 621 sq.ft. (57.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floor, window, door and any other detail are approximate and should not be used as a basis for any prospective purchase. The services, equipment and fittings shown have not been tested and no guarantee is given for their use or condition. Made with Merge3D 2023

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs		Very environmentally friendly - lower CO ₂ emissions (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G 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.

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