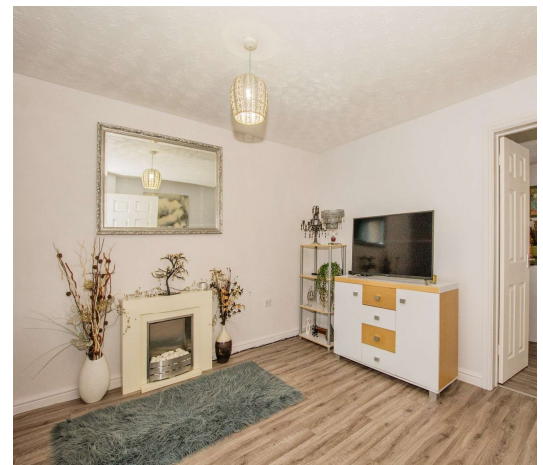# Churchwood, Griffithstown
£210,000

- Well presented throughout
- Kitchen with space for a table
- Good road links to the M4 motorway network in both directions making Cardiff and Bristol an easy commute
- Front and rear gardens
- Sought after location close to local primary school
- EPC Rating: C

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About the property

Beautifully presented throughout with the benefit of a kitchen diner and private garden, this spacious family home is well placed for M4 road links and to the amenities of Cwmbran town centre.

Accommodation

Hallway
Enter via an opaque UPVC double glazed doors to hallway. Radiator. Stairs to first floor. Doors to WC and lounge.

Cloakroom/wc
Comprising close coupled WC and wash hand basin. Radiator. Opaque UPVC double glazed to front elevation.

Lounge
13' 10" x 11' 9" (4.22m x 3.58m)
UPVC double glazed window to front elevation. Radiator. Double doors to kitchen/dining room.

Kitchen/dining Room
15' 3" x 9' 9" (4.65m x 2.97m)
Fitted with a good range of base units with laminate worktops incorporating a one and a half sink bowl and drainer. Integrated electric oven and hob. Wall mounted Vaillant combination boiler. Wall cupboards. Space for fridge freezer. Tiled splashbacks. UPVC double glazed window to rear elevation. Plumbing for washing machine. UPVC double glazed French doors to rear garden. Door to understairs storage cupboard. Radiator.

Landing
Doors to bedrooms, bathroom and storage cupboard. Access to loft.

Bedroom One
15' 4" x 8' 5" (4.67m x 2.57m)
UPVC double glazed window to front elevation. Radiator.

Bedroom Two
9' x 8' 9" (2.74m x 2.67m)
UPVC double glazed window to rear elevation. Radiator.

Bedroom Three
5' 11" x 8' 9" (1.80m x 2.67m)
UPVC double glazed window to rear elevation. Radiator.

Bathroom
Comprising bath with wall mounted electric shower over, close coupled WC and pedestal wash hand basin. Tiled splashbacks. Opaque UPVC double glazed window to side elevation. Radiator.

Outside
Side - Paved pathway. Garden shed. Gate to front

Rear - An enclosed garden with patio area leading to lawn. Outside tap. Area laid to stone chippings. Mature plants and plants to borders.

Floorplan

Kitchen/Dining Room

Living Room

Hall

W.C.

Ground Floor

Bedroom 2

Bedroom 3

Bathroom

Landing

A/C

Bedroom 1

First Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

peter alan

Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fitments or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

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