



Bath Green, Llanfrechfa

guide price £245,000 - £255,000

- GUIDE PRICE £245,000 - £255,000
- Two reception rooms
- Close to The Grange Hospital and a bus route
- Sought after location with easy access to the M4 motorway in both directions
- Council Tax Band - D
- Lovely garden with lawn, shrubbery and seating areas
- Work from home space
- Potential to extend to the side (subject to the



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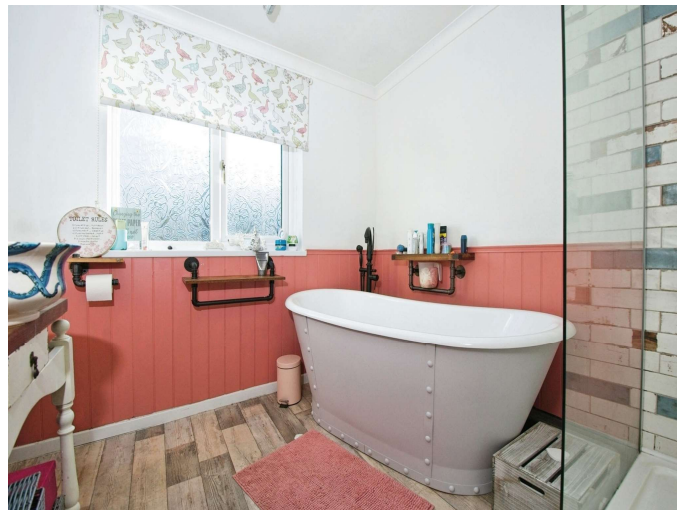


About the property

** GUIDE PRICE £245,000 - £255,000**

Conveniently located on the outskirts of Cwmbran with great road access to the M4 motorway this house also benefits from a lovely garden and two reception rooms ideal for those working from home.





Accommodation

Entrance Hall

Laminate flooring. Ceiling lights. Radiator. Stairs to the first floor. Doors to the living room, office and kitchen.

Living Room

19' 3" x 9' 8" (5.87m x 2.95m)

Laminate flooring. Ceiling lights. Vertical radiator. Log burning fire. Sliding patio doors to the rear garden. Front facing window.

Kitchen

10' 9" x 9' 3" (3.28m x 2.82m)

Range of base and wall units with ceramic sink and drainer. Integrated 'Neff' oven and grill. Integrated microwave. Space for dishwasher and washing machine.

Utility Room

Space for white goods. Built in storage unit. Radiator. Ceiling lights. Door to the side of the property. French doors to the rear garden. Downstairs W/C.

Office

11' 11" x 9' 5" (3.63m x 2.87m)

Front facing window. Radiator. Ceiling lights.

Landing

Carpeted flooring. Doors to the bedrooms and family bathroom. Ceiling lights.

Family Bathroom

Double shower enclosure. Free standing bath. W.C. Build in countertop round wash hand basin. Radiator. Ceiling lights.

Bedroom One

11' 9" x 10' 11" (3.58m x 3.33m)

Front facing window. Ceiling lights. Radiator.

Bedroom Two

11' 3" x 9' 11" (3.43m x 3.02m)

Front facing window. Ceiling lights. Radiator. Storage cupboard.

Bedroom Three

8' 7" x 8' 9" (2.62m x 2.67m)

Side facing window. Ceiling lights. Radiator.

Study

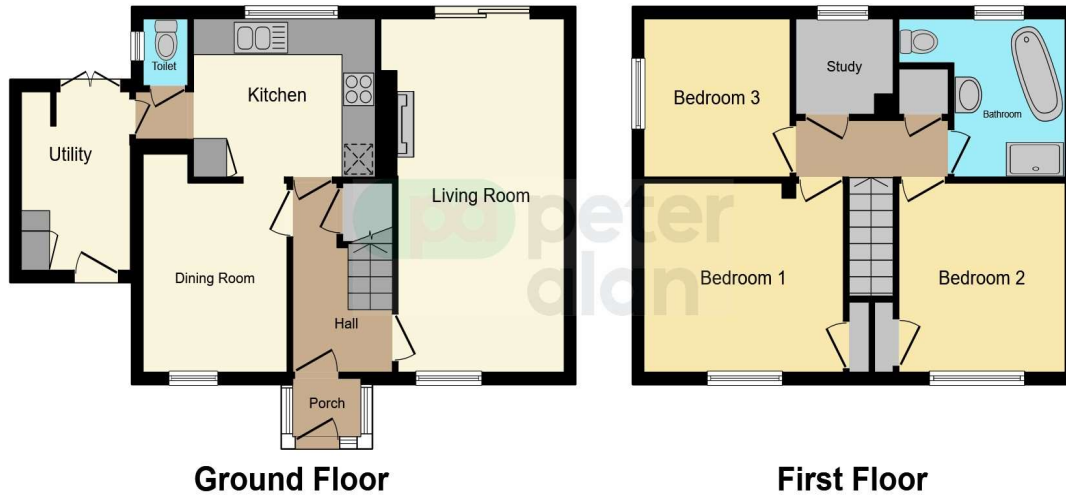
6' 3" x 5' 5" (1.91m x 1.65m)

Rear facing window. Ceiling lights. Radiator.

Outside

Patio seating area. Steps lead to a low maintenance lawned area. Useful storage shed. Fencing surround.

Floorplan



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.

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