



## Bryncelyn Place, Pontnewydd

£150,000

- Council Tax A
- First Floor Flat
- Generous sized rear garden
- Need a mortgage? Call us today to find out how we can get you moving!
- Popular location within walking distance of local school
- Walking distance of Cwmbran town centre, railway station and bus station



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## About the property

The property briefly comprises of a cloak room upon entering the property, stairs to the accommodation. Spacious Lounge, modern fitted Kitchen, Two generous bedrooms and modern fitted Shower room.

The property enjoys a large garden to the rear with patio seating areas and a summer house.

Conveniently located near a primary school and transport links, this home provides easy access to daily amenities and is just a short 5-minute drive to the shopping centre, making it a practical and comfortable living space for families or individuals alike.



## Accommodation

### Lounge

15' 3" x 11' 7" ( 4.65m x 3.53m )

### Kitchen

9' 3" x 8' 5" ( 2.82m x 2.57m )

### Shower Room

5' 5" x 5' 8" ( 1.65m x 1.73m )

### Bedroom One

11' 7" x 11' 7" ( 3.53m x 3.53m )

### Bedroom Two

11' 6" x 9' 4" ( 3.51m x 2.84m )

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## Floorplan

### 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 fittings 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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