



## 118 Brynglas, Hollybush, , Cwmbran NP44 7LL

**Guide Price £240,000**

GUIDE PRICE £240,000 - £250,000

This well presented FOUR BEDROOM end of terrace property is located in the popular residential area of Hollybush, Cwmbran and would make an ideal first-time purchase or family home.

The property offers GENEROUS LIVING ACCOMODATION to the ground floor, comprising a welcoming living room, a large fitted kitchen, and a separate dining room which opens into a spacious conservatory, providing excellent additional living and entertaining space. Further benefits include a convenient ground floor shower room, while the first floor offers a family bathroom.

Externally, the property boasts a low-maintenance rear garden, perfect for hosting family and friends, along with a GARAGE providing additional parking or useful storage space.

Situated close to local schools, amenities and transport links, this home is well placed for everyday convenience.

Viewing is highly recommended to fully appreciate the space and accommodation on offer.

EPC Rating: TBC  
Council Tax Band: C



Lakeside House, Llantarnam Parkway, Cwmbran, NP44 3GA  
**Telephone:** 01633 838 888 **Email:** cwmbran@sageandco.co.uk

**www.sageandco.co.uk**



Entrance Porch

Access via French doors, storage cupboard, leading to;

Entrance Hall

Stairs to first floor, under stair storage cupboard, doors to;

Living Room

12'8" x 11'5" (3.88 x 3.49)

Double glazed window to front, radiator

Shower Room

6'5" x 6'5" (1.98 x 1.98)

Shower cubicle with electric shower, pedestal wash hand basin, low level WC, tiled walls, chrome towel radiator.

Kitchen

10'5" x 11'9" (3.19 x 3.59)

Fitted with a range of base and eye level wall units, marble effect roll edge work tops, five ring gas hob, inset eye level oven, stainless steel hood over, plumbing for washing machine, radiator, two double glazed windows to rear, door to:

Dining Room

10'5" x 9'6" (3.18 x 2.90)

Double glazed French doors to conservatory, radiator, leading to;

Conservatory

10'4" x 13'3" (3.16 x 4.05)

French door and windows to rear garden, radiator.

Landing

Split level staircase to landing, store cupboard and airing cupboard housing boiler

Bedroom One

13'9" x 8'5" (4.21 x 2.57)

Double glazed window to rear, radiator

Bedroom Two

9'5" x 11'5" (2.88 x 3.50)

Double glazed window to front, radiator

Bedroom Three

10'5" x 5'8" (3.20 x 1.75)

Double glazed window to rear, radiator

Bedroom Four

6'6" x 8'5" (1.99 x 2.57)

Double glazed window to front, radiator

Bathroom

5'5" x 6'8" (1.66 x 2.04)

Bath with mains shower and screen over, vanity wash hand basin, low level WC, tiled walls, obscure double glazed window to rear

Outside

Driveway leading to garage with up and over door, electric

connected, storage to ceiling, enclosed patio area laid to shingle.

Side access to paved rear garden, wooden shed with electric connected, outside water tap

Tenure

We have been advised that the property is Freehold, to be confirmed

Energy Efficiency Rating		
	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		
England & Wales		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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC

