Putting **you** & **your property** first



43 Edlogan Way, Croesyceiliog, Cwmbran, NP44 2LT

Asking Price £220,000

NO ONWARD CHAIN
Situated in the popular residential area of Croesyceiliog, Cwmbran, this well-presented and EXTENDED TWO BEDROOM, END OF TERRACE property offers spacious accommodation throughout and is an ideal purchase for first-time buyers, couples or those looking to downsize. Offering much more than meets the eye, this fantastic home is not to be missed! The ground floor welcomes you with a spacious and inviting entrance hall, leading through to a generously sized living room, featuring windows to both the front and rear aspects, allowing plenty of natural light to flow through. There is also a separate dining room and a fitted kitchen, providing practical and well-proportioned living accommodation. To the first floor are two good-sized bedrooms and a family bathroom.
Externally, the property continues to impress, boasting an enclosed, low-maintenance rear garden, ideal for relaxing and entertaining. Further benefits include OFF ROAD PARKING and a spacious GARAGE, offering excellent additional storage or potential for a variety of uses.
The property is conveniently positioned on Edlogan Way, within close proximity to local schools, Cwmbran train station, excellent transport links and Cwmbran town centre.
A fantastic opportunity to acquire a spacious and extended home in a sought-after location. Early viewing is highly recommended!

EPC: TBC Council Tax Band: C







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Entrance
Part glazed front entrance door to;

Entrance Hall
Obscure double glazed window to front and side aspects, radiator, stairs to first floor, doors to;

Utility Area/Store Room
Glazed window to front

Living Room
15'11" x 10'7" (4.87 x 3.23)
Double glazed window to front and rear aspects, two radiators, feature fire and surround, coving

Dining Room
10'5" x 11'1" (3.20 x 3.38)
Radiator, coving, built-in under storage cupboard (housing gas and electric metres), archway through to;

Kitchen
11'5" x 10'7" (3.49 x 3.25)
Fitted with a range of base units, roll edge work surfaces, inset one and a half bowl composite sink and drainer unit, gas hob, oven under, extractor hood over, plumbing for automatic washing machine, space for tumble dryer, ceramic tile splashbacks, part glazed door to side, double glazed window to rear and side aspect, radiator, space for fridge/freezer, coving

First Floor
Double glazed window to rear, built-in cupboard housing boiler, doors to;

Bedroom One
10'0" x 10'6" (3.07 x 3.22)
Double glazed window to front, radiator, access to loft space, coving, built-in storage cupboard

Bedroom Two
15'11" x 8'0" (4.86 x 2.46)
Double glazed window to front and rear aspects, radiator, coving, built-in storage cupboard

Bathroom
5'6" x 6'3" (1.68 x 1.91)
Three piece suite comprising; panelled bath with mains shower over, low level WC, pedestal wash hand basin, chrome towel radiator, ceramic tile walls, obscure double glazed window to rear, extractor fan, inset spotlights to ceiling

Outside
Front - Driveway parking and access into garage with up and over door, power and light connected. Gated access to rear, steps down to front entrance door

Rear - Enclosed rear garden mainly laid to gravel and patio with the remainder laid to decking, tap connected

Tenure
We have been advised the property is Freehold, to be verified









