



45 Melbourne Court, Greenmeadow, Cwmbran, NP44 3ES
Guide Price £150,000

Guide Price £150,000 -£155,000

Offered to the market with NO ONWARD CHAIN, this TWO BEDROOM, END TERRACE home is located in the popular residential area of Greenmeadow, Cwmbran. A fantastic opportunity for first-time buyers or investors alike, the property is conveniently situated close to local schools, transport links, and Cwmbran Town Centre. The accommodation comprises a spacious lounge/diner, fitted kitchen, and a handy utility area to the ground floor. Upstairs, you'll find two good-sized bedrooms and a modern shower room.

Externally, the property benefits from front and rear gardens, offering outdoor space ideal for relaxation or entertaining.

Early viewing is highly recommended to appreciate the potential this home has to offer

We have been advised that the property is Freehold. To be verified
Council Tax Band ; B
EPC Rating C



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

Entrance

Part glazed front entrance door to;

Entrance Hall

Stairs to first floor landing, radiator, under stairs storage cupboard, doors to;

Living Room

12'6" x 11'6" (3.82 x 3.51)

Double glazed window to front, radiator, coving, opening to;

Dining Room

7'8" x 9'4" (2.35 x 2.87)

Double glazed patio doors to rear, radiator, coving, door to kitchen

Kitchen

Fitted with a range of base and eye level wall units, roll edge work preparation surfaces over, inset stainless steel sink and drainer unit, space for cooker, plumbing for automatic washing machine, space for fridge freezer, radiator, double glazed window to conservatory, door to;

Conservatory

7'0" x 11'1" (2.14 x 3.40)

Double glazed windows to side and rear aspects, part glazed door to rear, door to utility room

Utility Room

Glazed window to side, lighting connected

First Floor

Access to loft space, doors to;

Bedroom One

15'8" x 9'4" (4.78 x 2.87)

Double glazed window to front, radiator, built in cupboard

Bedroom Two

11'7" max x 11'11" (3.54 max x 3.65)

Double glazed window to rear, radiator, built in cupboard housing boiler

Shower Room

Three piece suite comprising; electric shower quadrant, low level W/C, vanity wash hand basin, obscure double glazed window to rear, radiator

Outside

Front - Enclosed front garden with wooden fencing, path to front entrance door, shrub borders with the remainder laid to lawn
Rear - Low maintenance enclosed rear garden mainly laid to patio with rear gate access

Tenure

We have been advised that the property is Freehold. To be verified

| 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 | | | |
| | | 71 | 79 |
| England & Wales | | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ 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 ₂ emissions | | | |
| | | | |
| England & Wales | | EU Directive 2002/91/EC | |

