



6 Fernbank, Greenmeadow, Cwmbran, NP44 4SW

Asking Price £160,000

NO ONWARD CHAIN

An excellent opportunity to purchase this well-positioned THREE BEDROOM, END OF TERRACE property in Greenmeadow, Cwmbran, offered to the market with no onward chain. Ideally suited to first-time buyers, families or investors, the property benefits from well-proportioned accommodation and an enclosed rear garden. The ground floor comprises an entrance hall, utility area, cloakroom/WC, spacious living room and a kitchen/diner, with French doors opening directly onto the enclosed rear garden.

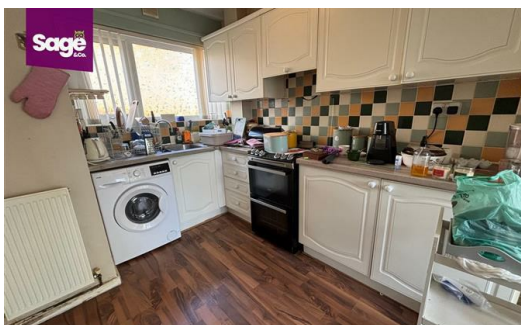
To the first floor are three bedrooms and a shower room, providing comfortable and versatile living accommodation.

Externally, the property enjoys an enclosed rear garden, offering a private outdoor space for relaxing or entertaining.

Conveniently located close to Cwmbran Town Centre, the property is also within easy reach of local schools, amenities and excellent transport links.

An ideal first-time purchase or investment opportunity and one not to be missed!

Council Tax Band: B EPC Rating: TBC



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Entrance

Part glazed front entrance door to;

Entrance Hall

Radiator, dado rail, stairs to first floor doors to;

WC/Cloakroom

Low level WC, vanity wash hand basin, ceramic tiled splashbacks, obscure double glazed window to front

Utility Room

Radiator, wall mounted boiler

Living Room

15'8" x 11'9" (4.80m x 3.60m)

Two double glazed windows to front, radiator, coving

Kitchen/Diner

17'4" x 11'1" (5.30m x 3.40m)

Fitted with a range of base and eye level wall units with roll top work preparation surfaces over, inset stainless steel sink and drainer unit, space for gas cooker, filter hood over, plumbing for automatic washing machine, ceramic tiled splash backs, two radiators, built in storage cupboard, double glazed French doors to rear, further fitted base units in dining area

First Floor

Obscure double glazed window to front, doors to;

Shower Room

Mains shower, low level WC, pedestal wash hand basin, obscure double glazed window to front, ceramic tiled walls

Bedroom One

17'4" x 8'10" (5.30m x 2.70m)

Double glazed window to rear, radiator, fitted wardrobes to one wall with sliding doors

Bedroom Two

10'9" x 9'10" (3.30m x 3.00m)

Double glazed window to rear, radiator

Bedroom Three

7'10" x 7'2" (2.40m x 2.20m)

Double glazed window to rear, built in storage cupboard

Outside

Front - Pedestrian access to front entrance door
Rear - Enclosed rear garden with wooden fencing, rear gate access, mainly laid to lawn with remainder laid to patio

Tenure

We have been advised this 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		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions		
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