Putting you & your property first



2 Clyffes, Greenmeadow, Cwmbran, NP44 4SG

Guide Price £150,000

NO ONWARD CHAIN *GUIDE PRICE £150,000 - £160,000*
Offering fantastic potential and an excellent opportunity for first-time buyers, growing families and investors alike, this FOUR BEDROOM, END OF TERRACE property is situated in the popular area of Clyffes, Greenmeadow. In need of some modernisation, the property provides spacious accommodation throughout and offers the perfect opportunity for a purchaser to put their own stamp on a home. The ground floor comprises a fitted kitchen, separate dining room and a generously sized living room, featuring patio doors opening out onto the rear garden. A convenient cloakroom/WC completes the ground floor accommodation. To the first floor are four well-proportioned bedrooms and a wet room.
Externally, the property benefits from a good-sized, enclosed rear garden, providing an ideal outdoor space for families and entertaining.
Conveniently located within close proximity to a range of local amenities, Cwmbran Town Centre, well-regarded schools and excellent transport links, the property is ideally positioned for everyday convenience.
Offered for sale with NO ONWARD CHAIN, this property represents a fantastic opportunity and must be viewed to be fully appreciated!

EPC Rating: E Council Tax Band: C







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Entrance
Part glazed front entrance door to;

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

Cloakroom/W.C.
Low level WC, wall mounted wash hand basin, ceramic tile splashbacks, obscure double glazed window to front

Kitchen
14'4" x 7'2" (4.38 x 2.20)
Fitted with a range of base and eye level wall units, roll edge work tops, inset stainless steel sink unit and drainer, electric hob, oven under, ceramic tile splashbacks, double glazed window to side, plumbing for automatic washing machine, space for fridge/freezer, radiator

Dining Room
11'1" max x 7'11" (3.40 max x 2.42)
Double glazed patio doors to rear, radiator

Living Room
11'1" x 14'8" (3.40 x 4.49)
Double glazed patio doors to rear, radiator, feature electric fire and surround, radiator

Rear Lobby
Part glazed door to rear, fitted eye level wall units

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

Bedroom One
8'0" x 12'4" (2.44 x 3.78)
Double glazed window to rear, radiator

Bedroom Two
9'9" x 10'3" (2.99 x 3.14)
Double glazed window to rear, radiator built-in cupboard with shelving

Bedroom Three
7'9" x 9'3" (2.37 x 2.83)
Double glazed window to side, radiator, built-in store cupboard

Bedroom Four
8'0" x 7'6" (2.44 x 2.30)
Double glazed window to rear, radiator

Wet Room
7'2" x 7'1" max (2.19 x 2.16 max)
Three piece suite comprising; Electric shower, low level WC, pedestal wash hand basin, radiator, obscure double glazed window to front, ceramic tile walls

Outside
Front - Side gate access to rear, path leading up to front entrance door

Rear - Enclosed rear garden with wooden fencing, lawn and paved areas, tap connected

Tenure
We have been advised Freehold, to be verified









