



Wood Close

£300,000

- Sought-after Llanfrechfa location
- Excellent access to Cwmbran, Newport and M4 links
- Spacious living room
- Ideal first-time purchase or downsizing opportunity
- Large basement workshop/storage area
- Viewing highly recommended
- EPC Rating: G



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About the property

Situated in the popular village of Llanfrechfa, the property enjoys a semi-rural feel whilst remaining conveniently located for access to Cwmbran, Newport and the M4 motorway network. Excellent local amenities, schools, countryside walks and transport links are all within easy reach.





Accommodation

Living Room

17' 1" x 13' 9" (5.21m x 4.19m)

Kitchen

11' 6" x 10' 6" (3.51m x 3.20m)

Lounge

11' 6" x 10' 6" (3.51m x 3.20m)

Bedroom Three

14' 1" x 10' 10" (4.29m x 3.30m)

Wc

Bathroom

First Floor

Bedroom One

15' 9" x 11' 2" (4.80m x 3.40m)

Bedroom Two

11' 2" x 11' 2" (3.40m x 3.40m)

Basement

31' 6" x 19' 8" (9.60m x 5.99m)

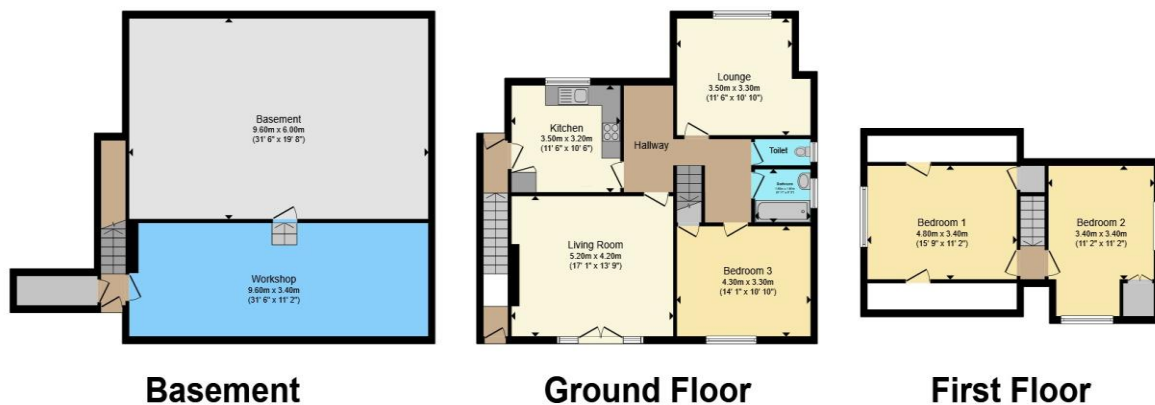
Workshop

31' 6" x 11' 2" (9.60m x 3.40m)

Agents Note

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Floorplan



Total floor area 218.5 m² (2,352 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Important Information

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