



30 Glaslyn Court, Croesyceiliog, Cwmbran, NP44 2JF

Asking Price £185,000

NO ONWARD CHAIN!!

Situated in the popular residential area of Croesyceiliog, this well-presented THREE BEDROOM, MID-TERRACED property on Glaslyn Court is offered for sale with NO ONWARD CHAIN and would make an ideal first-time purchase, investment opportunity, or family home.

The accommodation briefly comprises an entrance hallway, ground floor WC, fitted kitchen, spacious open-plan living/dining room with French doors opening onto the rear garden, and a conservatory providing additional reception space. To the first floor are three bedrooms and a generously sized family bathroom. Externally, the property benefits from OFF ROAD PARKING to the front and an enclosed rear garden ideal for entertaining or family use.

Conveniently located close to Cwmbran Town Centre, reputable schools, and excellent transport links, this property offers both comfort and convenience. Early viewing is highly recommended to fully appreciate all that this home has to offer.

Council Tax Band - C : 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 Porch

Built in cupboard, door to;;

Entrance Hallway

Radiator, stairs to first floor, doors to;

Cloakroom/WC

6'2" x 5'6" (1.88 x 1.68)

Low level WC, wash hand basin, ceramic tiled splash backs, obscure double glazed window to front

Open Plan Lounge/Diner

21'6" x 11'4" (6.56 x 3.47)

Double glazed window to front, double glazed French doors to rear, radiator, feature gas fire and surround

Kitchen

8'7" x 11'7" (2.64 x 3.54)

Fitted with a range of base and eye level wall units with roll edge work preparation surfaces over, inset composite sink and drainer unit, plumbing for automatic washing machine and dishwasher, gas hob with stainless steel filter hood over, ceramic tiled splash backs, radiator, double glazed window to rear, door to;

Conservatory

7'9" x 9'8" (2.38 x 2.96)

Double glazed windows to side and rear aspects, radiator, double glazed French doors to side

First Floor

Access to loft space, built in cupboard housing central heating boiler, doors to;

Bedroom One

11'5" x 11'5" (3.48 x 3.49)

Double glazed window to rear, radiator

Bedroom Two

9'9" x 11'4" (2.98 x 3.46)

Double glazed window to front, radiator

Bedroom Three

6'2" x 9'8" (1.89 x 2.97)

Double glazed window to front, radiator

Bathroom

8'9" x 6'7" (2.67 x 2.03)

Four piece suite comprising; panelled bath, electric shower cubicle, low level WC, pedestal wash hand basin, radiator, ceramic tiled walls, obscure double glazed window to rear

Outside

Front - Driveway parking to front entrance door, paved path to front entrance door with remainder laid to lawn

Rear - Enclosed rear garden with the lower level laid to patio, upper level laid to decking and patio

Tenure

We have been advised that 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 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	

