



152 Brynhyfryd, Cwmbran, NP44 2NS

Asking price £190,000



One2one Estate Agents are pleased to offer for sale this terraced property situated in the sought after location of Croesyceiliog. In the locality there are well regarded primary and secondary schools, along with a wide range of other amenities including the new hospital. The property briefly comprises entrance hall with stairs to first floor...



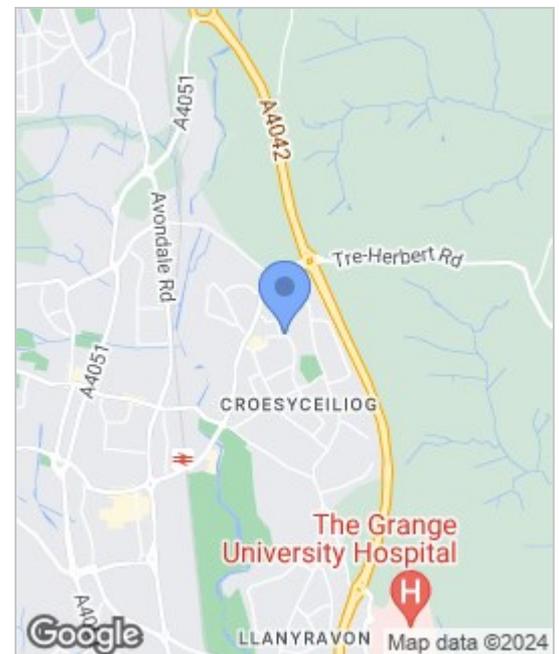
MAIN DESCRIPTION

One2one Estate Agents are pleased to offer for sale this terraced property situated in the sought after location of Croesyceiliog. In the locality there are well regarded primary and secondary schools, along with a wide range of other amenities including the new hospital. The property briefly comprises entrance hall with stairs to first floor, utility area with under stairs storage cupboard, newly fitted kitchen with range of base and wall units, electric hob and oven, plumbing for washing machine, cupboard housing boiler, window and door to rear. The lounge offers plenty of natural light with door dining room. To the first floor are three bedrooms, two of which are double and family bathroom comprising bath with power shower over, pedestal wash hand basin, low level wc, radiator and windows to rear. The rear garden is enclosed with paved areas. The front offers an enclosed lawn with path to door. NO CHAIN.

COUNCIL TAX BAND: C

TENURE FREEHOLD

NB: One2One Estate Agents have been advised by the seller the details pertaining to this property. It is the buyer's responsibility to determine council tax band and tenure. We would encourage any interested parties to seek legal representation and obtain professional advice prior to purchase.



TOTAL FLOOR AREA: 831 sq ft (77.2 sq m) approx.
Area and volume measurements are given by way of illustration only and do not constitute a contract. The area and volume measurements are given by way of illustration only and do not constitute a contract. The area and volume measurements are given by way of illustration only and do not constitute a contract. The area and volume measurements are given by way of illustration only and do not constitute a contract.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A		87	(92 plus) A
(81-91) B			(81-91) B
(69-80) C	74		(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.