



**19 Liswerry Drive, Cwmbran, NP44 8RE**

**Guide price £260,000**



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# 19 Liswerry Drive Cwmbran, NP44 8RE



\*\*\*GUIDE PRICE £260,000 - £270,000 \*\*\* One2One Estate Agents are pleased to offer for sale this semi detached property in need of modernisation situated in the sought after location of Llanyravon close to schools, shops and local amenities. Offered with No Chain.

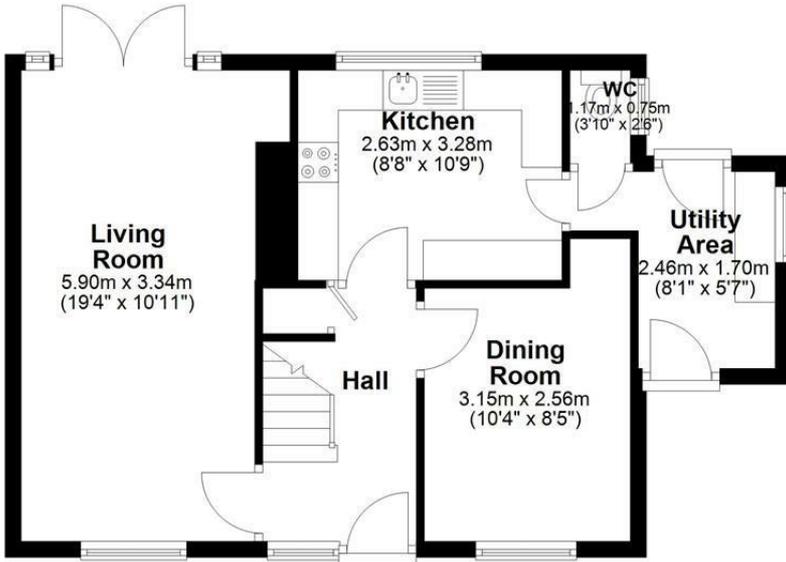
- END TERRACE PROPERTY
- SPACIOUS LOUNGE
- KITCHEN & UTILITY
- STUDY ROOM
- FOUR GOOD SIZE BEDROOMS
- LAND TO THE SIDE OF THE PROPERTY
- SOUGHT AFTER LOCATION
- NO CHAIN





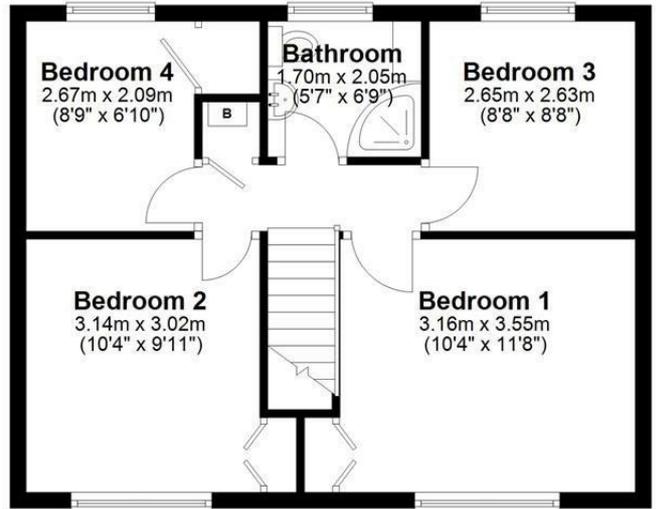
### Ground Floor

Approx. 58.4 sq. metres (628.4 sq. feet)

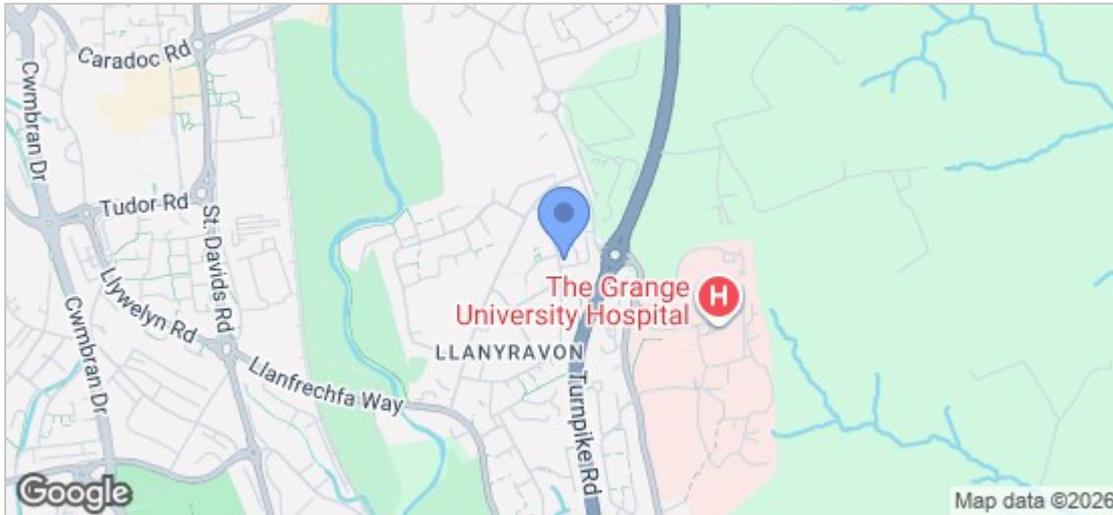


### First Floor

Approx. 45.0 sq. metres (484.5 sq. feet)



Total area: approx. 103.4 sq. metres (1112.8 sq. feet)



### Viewing

Please contact our One2One Estate Agents Torfaen Office on 01495219699 if you wish to arrange a viewing appointment for this property or require further information.

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		

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