



**56 Greenmeadow Way, Cwmbran, NP44 3NQ**

**Asking price £110,000**



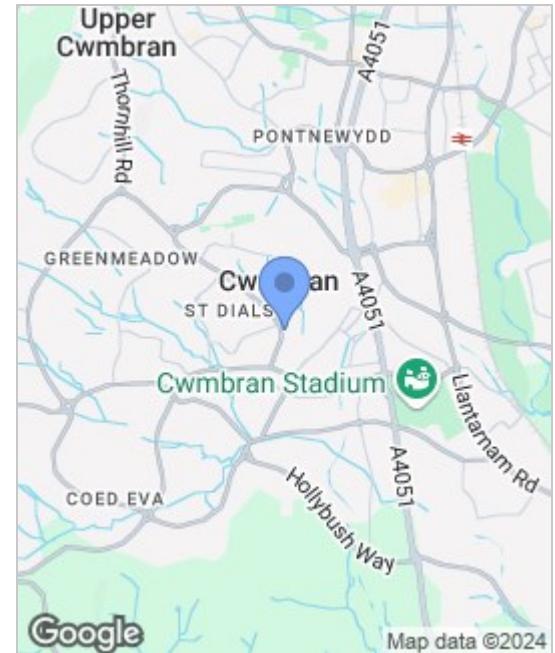
One2One Estate Agents are pleased to offer for sale this first floor flat situated in Cwmbran ideally located close to road networks and all local amenities. The flat has its own independent entrance into a porch with the stairs leading to the first floor, spacious lounge/diner...



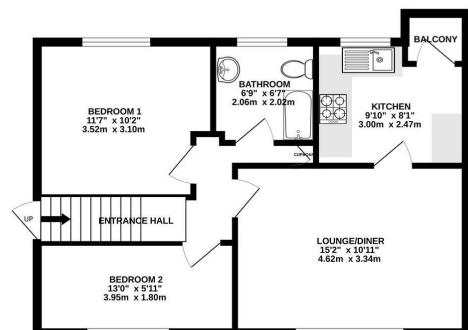
## MAIN DESCRIPTION

One2One Estate Agents are pleased to offer for sale this first floor flat situated in Cwmbran ideally located close to road networks and all local amenities. The flat has its own independent entrance into a porch with the stairs leading to the first floor, spacious lounge/diner with window to front providing plenty of natural light, door to fitted kitchen with a range of base and wall units, work surface over, gas hob, electric oven, plumbing for washing machine, space for fridge/freezer, door to balcony. Off the landing are two bedrooms and bathroom comprising panelled bath with shower over, pedestal wash hand basin, low level wc, heated towel rail and window to rear. There is a rear enclosed garden along with purpose brick built shed. NO CHAIN.

COUNCIL TAX BAND: B



GROUND FLOOR  
544 sq.ft. (50.5 sq.m.) approx.



TOTAL FLOOR AREA: 544 sq.ft. (50.5 sq.m.) approx.  
Whilst every care has been taken in the preparation of these floor plans, measurements are approximate and no responsibility is taken for any errors or omissions. All dimensions, areas and any other details are approximate and no responsibility is taken for any errors or omissions. All measurements and areas (unless otherwise stated) are approximate. Prospective purchasers are advised to check the availability of the property and make an inspection before proceeding to purchase. All dimensions and areas (unless otherwise stated) are approximate.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) 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	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 firms employment has the authority to make or give any representation or warranty in respect of the property.