



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...



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.

The floor plan shows a house with the following layout:

- Entrance:** An entrance hall with a staircase labeled "UP" and a door leading to the lounge/diner.
- Living Areas:** A large lounge/diner (15'2" x 10'11", 4.62m x 3.34m) and a kitchen (9'10" x 8'1", 3.00m x 2.47m) with a balcony access.
- Bedrooms:** Three bedrooms: Bedroom 1 (11'7" x 10'2", 3.52m x 3.10m), Bedroom 2 (13'0" x 5'11", 3.95m x 1.85m), and Bedroom 3 (11'7" x 10'2", 3.52m x 3.10m).
- Bathroom:** A bathroom (6'9" x 6'7", 2.06m x 2.02m) with a shower, toilet, and sink.
- Other Features:** A balcony, a fireplace in the lounge/diner, and a built-in oven in the kitchen.

Energy Efficiency Rating	Current	Potential	Environmental Impact (CO ₂) Rating	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92-plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p>		75 75	<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92-plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p>		
<p>Not energy efficient - higher running costs</p> <p>England & Wales</p> <p>EU Directive 2010/31/EU</p>			<p>Not environmentally friendly - higher CO₂ emissions</p> <p>England & Wales</p> <p>EU Directive 2010/31/EU</p>		

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