



88 Gifford Close, Two Locks, Cwmbran, NP44 7NY

Guide Price £200,000

GUIDE PRICE: £200,000 - £210,000

EPC Rating: C



Lakeside House, Llantarnam Parkway, Cwmbran, NP44 3GA
Telephone: 01633 838 888 **Email:** cwmbran@sageandco.co.uk

www.sageandco.co.uk

Entrance

Obscure glazed entrance door to;

Hallway

Stairs to first floor, doors to:

Kitchen

8'7" x 12'7" (2.63m x 3.84m)

Fitted with a range of base and eye level wall units with roll top work preparation surfaces over, stainless steel sink and drainer unit, gas hob, integrated electric oven, filter hood over, plumbing for automatic washing machine, boiler, vertical radiator, spot lights to ceiling, double glazed window to rear, door to rear, opening to;

Lounge / Dining Room

12'7" x 14'6" (3.84m x 4.42m)

Double glazed bay fronted window to front, over looking Monmouthshire/Brecon Canal, radiator

First Floor

Double glazed window to side, access to loft space, doors to:

Bedroom One

12'7" x 8'4" (3.84m x 2.56m)

Double glazed window to front, overlooking Monmouthshire/Brecon Canal, column radiator

Bedroom Two

8'8" x 12'7" (2.66m x 3.84m)

Double glazed window to rear, column radiator

Bathroom

9'7" x 5'4" (2.93m x 1.64m)

Three piece suite comprised: panelled bath, with mains shower over and ceramic tile splashbacks, low level WC, pedestal wash hand basin, chrome towel radiator, inset spotlights to ceiling, extractor fan, built in storage cupboard

Outside

Front - Access via shared path, paved path to entrance door, remainder laid to slate chippings and artificial lawn, side access to rear

Rear - Enclosed garden, patio area with artificial lawn, path to rear gated access onto communal car park and allocated parking (two spaces)

Tenure

We have been advised that the property is Freehold, to be verified

