



**25 Glaslyn Court, Croesyceiliog, Cwmbran, NP44 2JF**

**Asking Price £196,000**

This beautifully presented THREE BEDROOM, END TERRACE property is located in the popular residential area of Croesyceiliog, offering spacious living and convenience in one ideal package. The property boasts a large living room, a separate dining area, and a well-equipped fitted kitchen, perfect for family living and entertaining. Additionally, the ground floor features a modern shower room for added convenience. Upstairs, you'll find three generous bedrooms and a family bathroom, providing ample space for everyone. The property also benefits from front and rear gardens, offering outdoor space for relaxation and enjoyment. Glaslyn Court is ideally located just a short distance from Cwmbran Town Centre. It's also well-connected by excellent transport links, including the nearby A4042, and is close to local schools, making it a great choice for families.

Viewing is highly recommended to fully appreciate what this fantastic property has to offer. EPC rating C, council tax band C.



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## Entrance

Front entrance door to;

## Entrance Hall

Stairs to first floor, built-in cloaks cupboard, radiator, doors to;

## Living Room

11'5" x 15'5" (3.50 x 4.70)

Doubler glazed window to front, laminate flooring, radiator.

## Dining Room

8'10" x 9'6" (2.70 x 2.90)

Ceramic tile flooring, radiator, coving, double glazed French doors to outside.

## Kitchen

8'6" x 11'5" (2.60 x 3.50)

Fitted with a range of base and eye level wall units, roll edge work surfaces, inset single drainer stainless steel sink unit, fitted filter hood with inset gas hob below, built-in double oven, ceramic tile splashbacks and flooring, double glazed window to rear, plinth heater, space for American fridge/freezer, open plan to;

## Shower Room

Three piece suite comprising Quadrant shower cubicle with mains powered shower, low level WC, vanity wash hand basin, ceramic tile walls and flooring, obscure double glazed window to front, chrome towel radiator.

## First Floor

Access to loft space (boarded and insulated), built-in cupboard housing Combi boiler, doors to;

## Bedroom One

9'2" x 9'6" (2.80 x 2.90)

Double glazed window to front, radiator, coving, fitted wardrobes to one wall.

## Bedroom Two

11'1" x 11'1" (3.40 x 3.40)

Double glazed window to rear, coving, spotlights to ceiling, fitted wardrobes to one wall, radiator.

## Bedroom Three

6'2" x 10'2" (1.90 x 3.10)

Double glazed window to front, radiator.

## Bathroom

Three piece suite comprising Spa bath, low level WC, pedestal wash hand basin, fully ceramic tile walls and flooring, chrome towel radiator, obscure double glazed window to rear.

## Outside

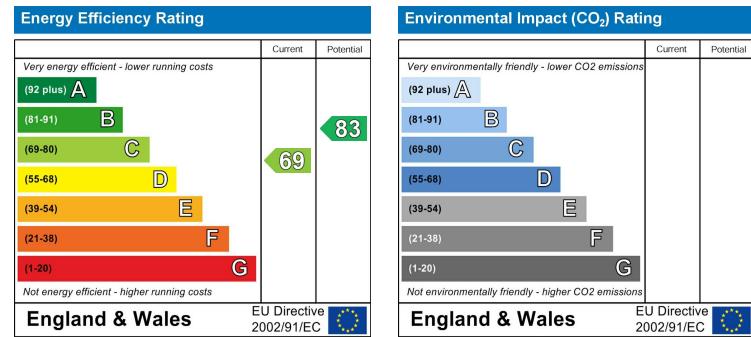
Tiered front garden with well stocked flower and shrub beds leading to a sunny paved patio.

Private and low maintenance rear garden comprising paved patio with outside power point and feature decking steps leading

to a large sun deck, with block and timber fencing, feature lighting and gate providing rear access.

## Tenure

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



Very environmentally friendly - lower CO<sub>2</sub> emissions

(92 plus) A

(81-91) B

(69-80) C

(55-68) D

(39-54) E

(21-38) F

(1-20) G

Not environmentally friendly - higher CO<sub>2</sub> emissions

England & Wales

EU Directive 2002/91/EC

