



# Sage & Co.

## Property Agents

**Sage & Co.**  
Property Agents  
Professional Independent Local Estate Agency



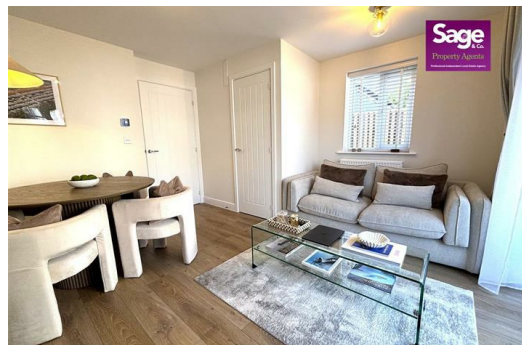
### 28 Cilgant Ceinwen, Pontrhydyrun, Cwmbran, NP44 1FA

Asking Price £220,000

A beautifully presented TWO BEDROOM, END TERRACE property situated within a sought-after residential development, offering modern, move-in-ready accommodation throughout and making an ideal first-time buy, investment opportunity, or downsize purchase. The accommodation briefly comprises an entrance hallway leading to a contemporary fitted kitchen, a convenient ground floor WC, and a spacious lounge/dining room providing an excellent space for both relaxing and entertaining. French doors open directly onto the enclosed rear garden, creating a light and airy feel while offering ideal indoor/outdoor living during the warmer months. To the first floor, the property benefits from two well-proportioned bedrooms and a modern family bathroom fitted with a three-piece suite.

Externally, the enclosed rear garden provides a private space perfect for outdoor seating, while the property further benefits from driveway parking for two vehicles. Conveniently positioned close to Cwmbran Town Centre, the property offers easy access to a wide range of shopping and leisure facilities, reputable local schools, and excellent road and transport links, making it ideal for commuters. Additionally, the nearby Monmouthshire & Brecon Canal provides picturesque walking routes and outdoor enjoyment right on the doorstep. Viewing is highly recommended to fully appreciate everything this lovely home has to offer.

EPC Rating: B Council Tax Band: C



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## Entrance

Part glazed front entrance door to;

## Entrance Hall

Stairs to first floor, radiator, opening to kitchen, doors to;

## Cloakroom/W.C.

Low level WC, pedestal wash hand basin, ceramic tile splash backs, obscure double glazed window to side, radiator.

## Kitchen

9'10" x 6'0" (3.00 x 1.84)

Fitted with a range of base and eye level wall units, preparation surfaces over, inset ceramic one and a half bowl sink and drainer unit, ceramic tile splash backs, gas hob with oven under and filter hood over, plumbing for automatic washing machine, space for fridge/freezer, double glazed window to front, wall mounted gas boiler.

## Living Room/Diner

12'2" x 13'1" (3.72 x 3.99)

Double glazed French doors to rear, double glazed window to side, double radiator, built-in under stair storage cupboard.

## First Floor

Access to loft space, radiator, double glazed window to side, doors to;

## Bedroom One

8'3" x 10'8" (2.53 x 3.26)

Double glazed window to front, double radiator, built-in wardrobe and built-in storage cupboard.

## Bedroom Two

7'1" x 13'1" (2.18 x 4.00)

Double glazed window to rear, radiator.

## Bathroom

Three piece suite comprising; Panelled bath with mains shower over, low level WC, pedestal wash hand basin, ceramic tile splash backs, radiator.

## Outside

Front - Driveway for two cars, side gate access to rear, paved path to front door.

Rear - Enclosed rear garden, mainly laid to patio, remainder laid to gravel, tap connected,

## Tenure

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			97
(92 plus) A			
(81-91) B		82	
(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	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
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	

