



68 Heather Court, Ty Canol, Cwmbran, NP44 6JR

Offers In The Region Of £200,000

NOT TO BE MISSED!! A well-presented TWO BEDROOM, END TERRACED property located in the ever-popular residential area of Ty Canol, Cwmbran. This attractive home is perfectly suited to first-time buyers, those looking to downsize, or investors alike.

The ground floor offers a spacious and light-filled living/dining area, ideal for both everyday living and entertaining, complemented by a contemporary fitted kitchen. To the first floor are two well-proportioned bedrooms, including a generous master bedroom, along with a modern shower room finished to a high standard.

Externally, the property benefits from an enclosed rear garden featuring a versatile log cabin with power connected—perfect for home working, hobbies, or a relaxing retreat. To the front, driveway parking for two vehicles provides further convenience.

Situated on Heather Court, the property enjoys close proximity to local schools, amenities, Cwmbran Town Centre and excellent transport links. An excellent opportunity in a sought-after location—early viewing is highly recommended.

EPC Rating: D, Council Tax Band: C



Lakeside House, Llantarnam Parkway, Cwmbran, NP44 3GA
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Entrance

Part glazed front entrance door to;

Open Plan Living / Dining Room

16'9" x 11'10" (5.12 x 3.63)

Double glazed box window to front, two radiators, under stair storage space, stairs to first floor, door to;

Kitchen

7'9" x 11'9" (2.37 x 3.60)

Contemporary kitchen fitted with a range of base and eye level wall units, roll edge work surfaces, inset composite one and a half bowl sink and drainer unit, inset gas hob, oven under, stainless steel filter hood over, ceramic tile splash backs, space for fridge/freezer, plumbing for automatic washing machine, double glazed window to rear, wall mounted boiler, inset spot lights, part glazed door to rear, radiator, ceramic tile flooring.

First Floor

Access to loft space, doors to;

Bedroom One

11'7" x 8'8" (3.55 x 2.66)

Double glazed window to front, radiator, built-in wardrobe with sliding doors to one wall

Bedroom Two

10'9" x 6'9" (3.29 x 2.08)

Double glazed window to rear, radiator, built-in storage space

Shower Room

7'10" x 4'8" (2.39 x 1.43)

Three piece suite comprising; mains shower, vanity wash hand basin, low level WC, ceramic tile splashbacks, ceramic tile flooring, chrome towel radiator, obscure double glazed window to rear, inset spotlights to ceiling, extractor fan

Outside

Front - Driveway parking for two cars, side access to rear, garden mainly laid to lawn with path to front entrance door

Rear - Enclosed rear garden with wooden fencing, decking and lawned areas, gravel path leading to cabin with power and light connected, double glazed French doors and two double glazed windows

Tenure

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

