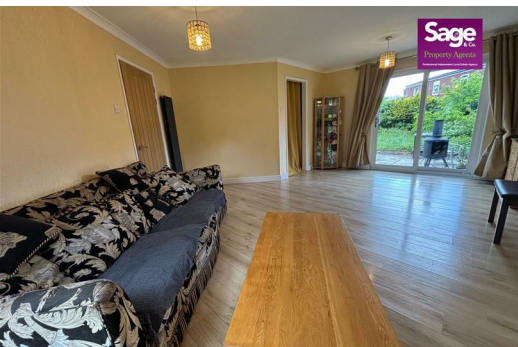




21 Glaslyn Court, Croesyceiliog, Cwmbran, NP44 2JF

Asking Price £220,000

Situated in the sought-after area of Croesyceiliog, this well-presented FOUR BEDROOM, TERRACED property offers spacious and versatile accommodation, making it an ideal first-time purchase or perfect family home. The accommodation briefly comprises an inviting entrance hallway leading to a convenient ground floor WC, a generously sized living and dining room, offering an excellent space for both relaxing and entertaining. Patio doors provide plenty of natural light and give direct access to the enclosed rear garden, seamlessly blending indoor and outdoor living. The fitted kitchen offers ample worktop and storage space, making it practical for everyday use. To the first floor, the property benefits from four bedrooms, providing flexible accommodation for growing families, guests, or those working from home and a family bathroom. Externally, the property boasts an enclosed rear garden which provides an ideal setting for outdoor dining, relaxing, or hosting family and friends during the warmer months. The property is ideally positioned within easy reach of Cwmbran Town Centre, offering a wide range of shopping and leisure facilities, as well as excellent road and public transport connections for commuting. This fantastic home presents a wonderful opportunity for buyers seeking space, convenience, and comfortable family living in a popular residential location. Council tax band C , EPC rating C



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

Entrance

Part glazed front entrance door to;

Entrance Hall

Vertical radiator, coving, inset spot lights to ceiling, stairs to first floor, doors to;

Cloackroom/WC

5'9" x 2'10" (1.77 x 0.87)

Low level WC, vanity wash hand basin, obscure double glazed window to front, inset spot lights to ceiling, ceramic tiled walls

Living/Dining Room

19'3" x 12'4" (5.89 x 3.78)

Floor to ceiling double glazed window to front, double glazed patio doors to rear, coving, built in storage cupboard, vertical radiator

Kitchen

7'3" x 16'8" (2.23 x 5.09)

Fitted with a range of base and eye level wall units with roll edge work preparation surfaces over, inset stainless steel one and half bowl sink and drainer unit, space for cooker, filter hood over, space for dishwasher, plumbing for automatic washing machine, ceramic tiled splash backs, part glazed door to rear, coving, radiator

First Floor

Coving, access to loft space, built in storage with shelving, doors to;

Bedroom One

9'10" x 13'4" (3.00 x 4.07)

Double glazed window to rear, radiator, inset spot lights to ceiling

Bedroom Two

9'6" x 8'9"/13'6" max (2.90 x 2.67/4.13 max)

Double glazed window to front, radiator, coving

Bedroom Three

7'2" x 9'5" (2.19 x 2.89)

Double glazed window to rear, radiator

Bedroom Four

7'1" x 10'4" (2.18 x 3.15)

Double glazed window to rear

Bathroom

5'9" x 9'5" (1.76 x 2.88)

Three piece suite comprising; panelled bath with mains shower over, low level WC, pedestal wash hand basin, chrome towel radiator, ceramic tiled wall, extractor fan, obscure double glazed window to front, wall mounted combi boiler, built in storage cupboard

Outside

Front - Path to front entrance door with remainder laid to lawn

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

Tenure

We have been advised that this property is Freehold. To be verified

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		73	
(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	

