

145 Cwrt Celyn St. Dials Cwmbran



IMMACULATELY PRESENTED THREE BEDROOM DETACHED HOME WITH PLEASANT VIEWS

- THREE BEDROOM DETACHED HOME
- IMPRESSIVE KITCHEN/DINER
- GOOD SIZED LOUNGE
- GROUND FLOOR WC
- FIRST FLOOR BATHROOM PLUS EN-SUITE TO MAIN BEDROOM
- TANDEM DRIVEWAY TO THE SIDE
- LOVELY ENCLOSED REAR GARDEN WITH STORE SHED
- LOVELY VIEWS TO THE REAR
- NEAR TO EXCELLENT AMENITIES
- MAJOR ROAD CONNECTIONS CLOSE BY

£250,000

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These particulars do not constitute an offer or contract of sale. Whilst every care is taken in the preparation of these particulars, their accuracy cannot be guaranteed and prospective purchasers should satisfy by inspection or otherwise as to the correctness of any statements or information contained therein.

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Cwrt Celyn, Cwmbran, NP44 3FE

Introduction

A fantastic opportunity to purchase this beautifully presented detached family home situated within Cwrt Celyn, a modern Taylor Wimpey development in this popular area in Cwmbran, offering easy access to excellent amenities and major road connections. Within walking distance we have well regarded schools, bus stops and local shops, plus Cwmbran Town Centre being slightly further afield where there are an array of shops, restaurants and the bus and train station.

Named 'The Gosford' house style by Taylor Wimpey, the property offers generous room proportions and open plan living settings, all of which are decorated to a contemporary standard. As we enter into the hallway, we are lead off to a front lounge, WC and an impressive kitchen/diner with integrated appliances and double doors out to the rear garden. Upstairs, we have three good sized bedrooms (bedroom 1 offering an en-suite and built-in wardrobes, bedroom 2 offering built-in wardrobes) and a stylish family bathroom.

Outside, there is a tandem driveway running alongside the house with a courtesy gate leading in to the rear garden which is laid to patio and lawn and also features a good sized store shed.

Further information can be found below or by contacting our sales team

Tenure

Freehold. We are also advised there is an annual service charge £190.

Council tax

Band E

Viewing

By prior appointment with vendors agents Nuttall Parker. Tel: 01633 212666.

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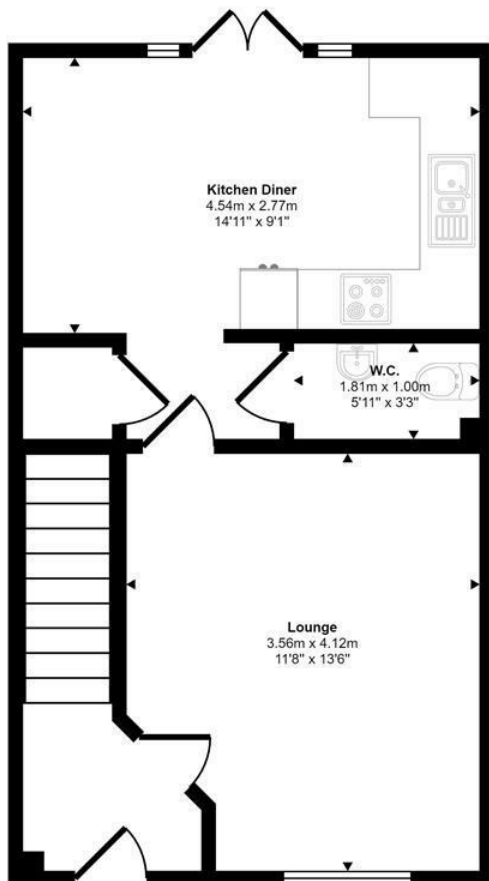
Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		96
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

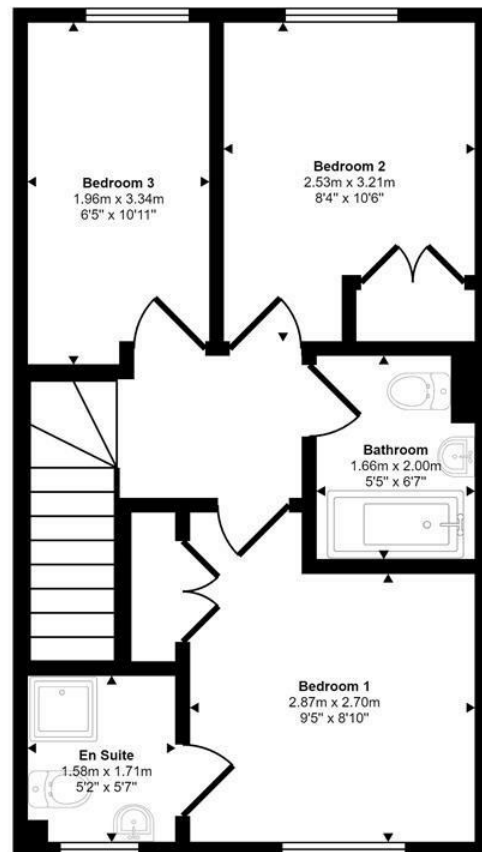
Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	

Approx Gross Internal Area
75 sq m / 808 sq ft



Ground Floor
Approx 37 sq m / 399 sq ft



First Floor
Approx 38 sq m / 408 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.