



136 Edlogan Way, Croesyceiliog, Cwmbran.

NP44 2QA

£397,500

Tenure Freehold

- **GENEROUS DETACHED BUNGALOW**
- **THREE DOUBLE BEDROOMS (ONE EN SUITE)**
- **27' WIDE TRIPLE GARAGE / WORKSHOP**
- **MULTI VEHICLE PARKING**
- **REFITTED KITCHEN/BREAKFAST ROOM**
- **FOUR PIECE FAMILY BATHROOM**
- **BRIGHT SPACIOUS LOUNGE**
- **PROMINENT CONVENIENT LOCATION**
- **UTILITY ROOM/STORE**
- **CORNER PLOT**

On a corner plot on convenient Chapel Lane/Edlogan Way is this deceptively spacious three double bed (one in loft conversion) detached bungalow. A car owners dream the property has great parking on the brick paved drive and an attached 21'6" x 27'4" triple garage via electric doors with workshop off and inspection pit also having the potential to convert. The accommodation is laid out as follows;

Ground Floor: L shape hallway, 17'4" x 12'4" lounge, 16' refitted kitchen/breakfast room, two double bedrooms, a four piece tiled bathroom and a utility room.

First Floor: landing store, bathroom and large bedroom.

Outside the gardens are lawned to the front, has a side entrance off Chapel Lane, a private paved rear garden and mountain views to the side.

Gas central heating is via a combi boiler, there is full double glazing and updating has included a rehire.

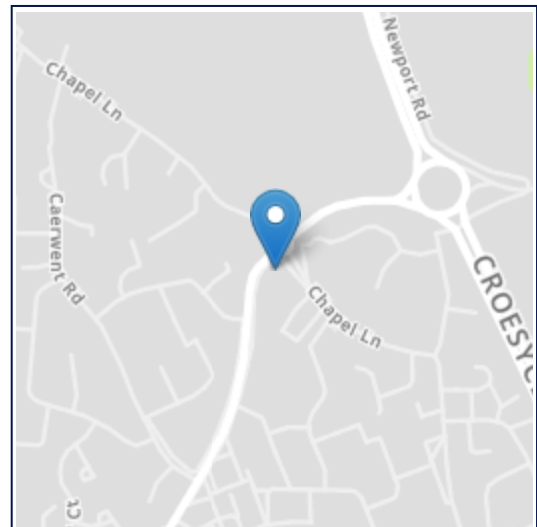
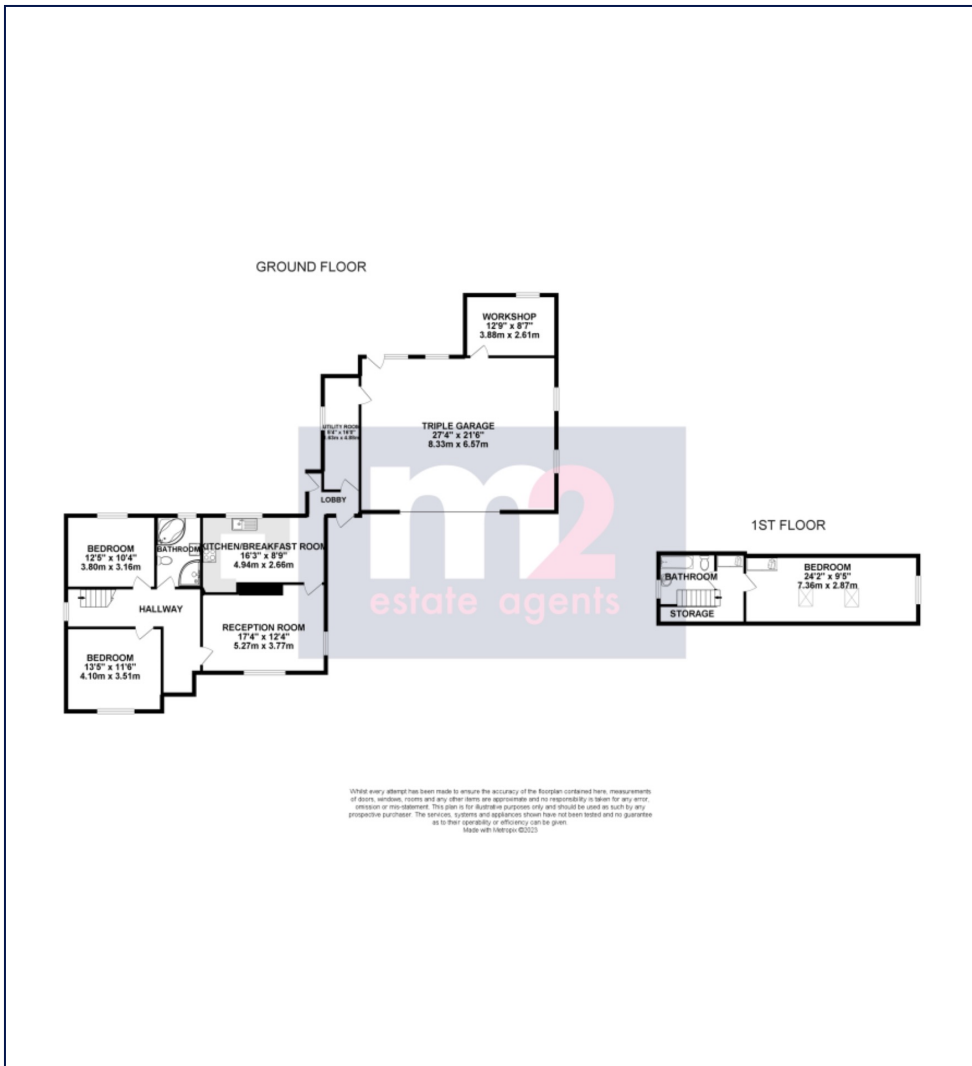
Must be viewed. Council Tax Band F. EPC C73. FREEHOLD.

Services:

All mains services

Council Tax Band:

Council Tax Band F. Torfaen BC.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	73
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

All room sizes are approximate. Electrical installations, plumbing, central heating and drainage installations are noted on the basis of a visual inspection only. They have not been tested and no warranty of condition or fitness for purpose is implied in their inclusion. Potential purchasers are warned that they must make their own enquiries as to the condition of the appliances, installations or any element of the structure or fabric of the property.

M2 Estate Agents for themselves and for the Vendors and Lessors of this property whose agents they are give notice that, (i) the particulars are set out as a general outline only for the guidance of the intended Purchasers or Lessors, and do not constitute part of an offer or contract (ii) all descriptions, dimensions, reference to condition and necessary permissions for the use and occupation and other details are given without responsibility and any intending Purchasers or Tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of M2 Estate Agents has any authority to make or give any representation or warranty whatever in relation to this property.

I/We acknowledge that I/we have read and understand your terms letter and that these property (136 Edlogan Way, Cwmbran, NP44 2QA) details have been checked and:

Are Correct

Are Correct with Attached Amendments

Signature _____ Print Name _____

Date _____

Signature _____ Print Name _____

Date _____