



**23 Pontnewydd Walk, Cwmbran. NP44 1PZ**  
**£120,000**  
**Tenure Freehold**

- CLOSE TO TOWN CENTRE
- FOR UPDATING AND REFITTING
- MID LINK PROPERTY
- TWO DOUBLE BEDROOMS
- ADAPTED FIRST FLOOR SHOWER ROOM
- 16' LOUNGE
- KITCHEN AND DINING HALL
- FORECOURT AND GENEROUS LEVEL GARDEN
- GREAT INVESTMENT OR FIRST PURCHASE
- NO UPPER CHAIN



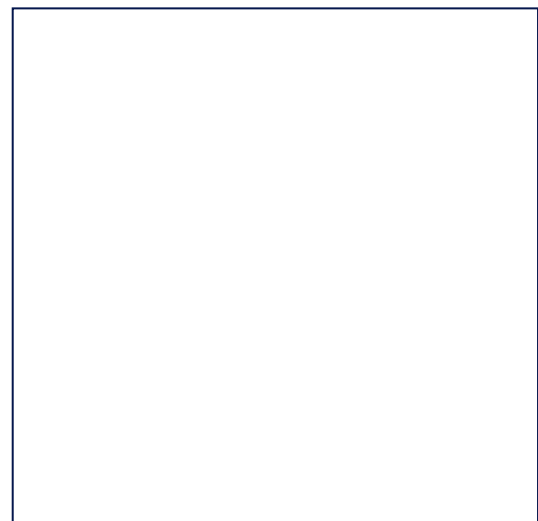
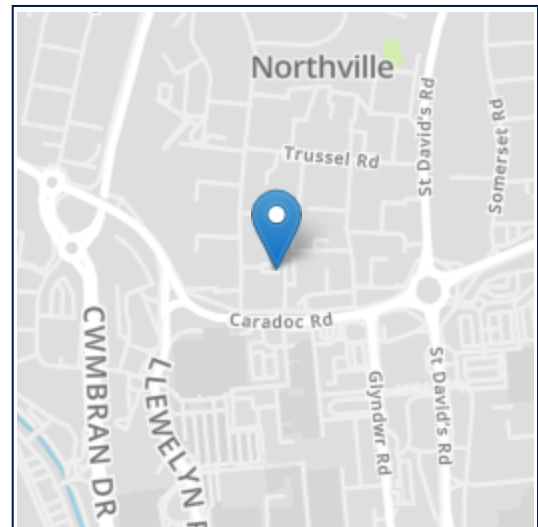
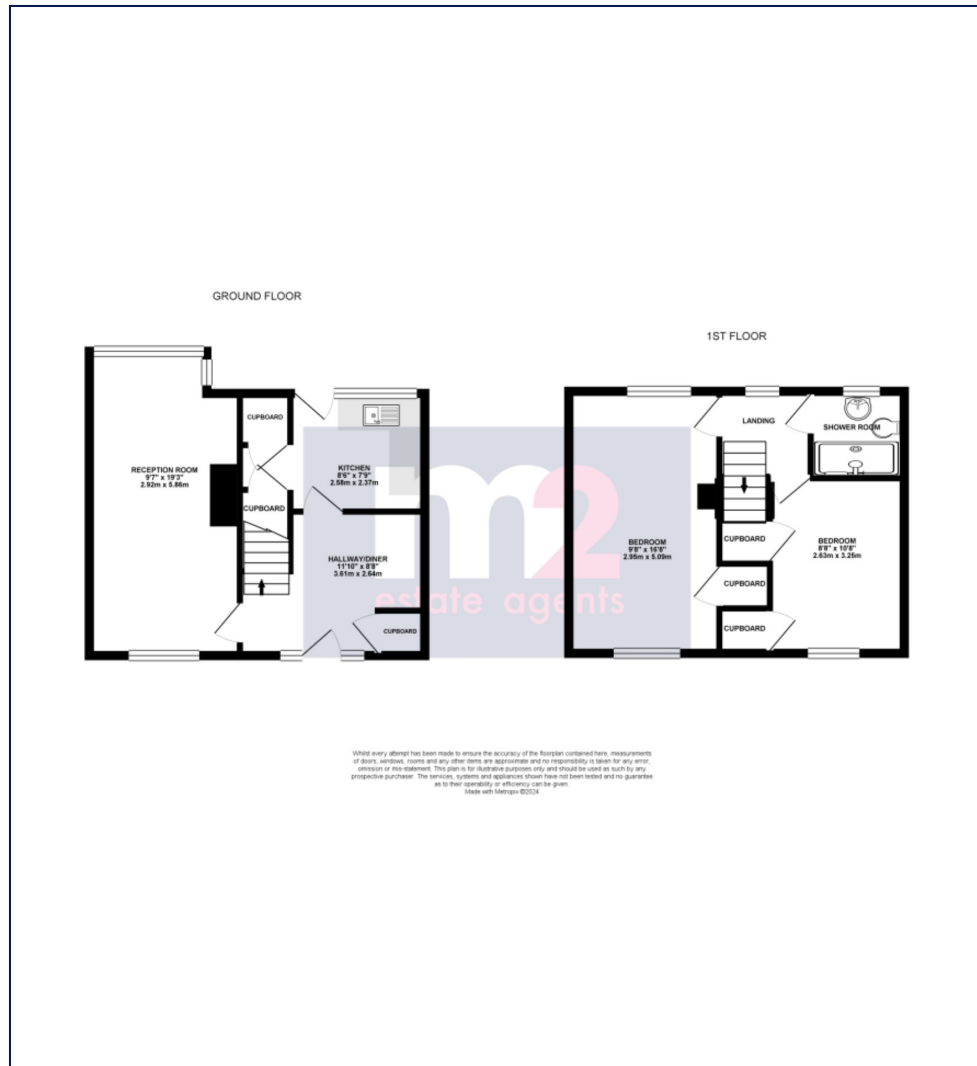
A spacious 2 bed for updating, refitting and redecoration a very short walk to Town Centre shops and bus station with the mainline train station a five minute stroll. A paved forecourt holds a ramp leading to the entrance door. On the ground floor is a 16` ( 19` max. ) x 9 lounge, a spacious dining hall and a kitchen. On the first floor are the two bedrooms and an adapted shower room. To the rear there is a westerley facing level garden enclosed by high fencing. Parking is within communal courtyards. Gas central heating via a combi boiler and full double glazing. EPC tba. Freehold. Council Tax Band B.

**Services:**

All mains connected

Council Tax Band:

Council Tax Band B. Torfaen.



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 ( 23 Pontnewydd Walk, Cwmbran, NP44 1PZ ) details have been checked and:

Are Correct

Are Correct with Attached Amendments

Signature \_\_\_\_\_ Print Name \_\_\_\_\_

Date \_\_\_\_\_

Signature \_\_\_\_\_ Print Name \_\_\_\_\_

Date \_\_\_\_\_