



**26 Cilgant Ceinwen, Pontrhydyrun,
Cwmbran. NP44 1FA
£210,000
Tenure Freehold**

- MODERN END LINK HOUSE
- TWO DOUBLE BEDROOMS
- FIRST FLOOR BATHROOM
- GENEROUS LOUNGE/DINER
- MODERN FITTED KITCHEN
- GROUND FLOOR W.C.
- WIDE CORNER PLOT WITH TWO CAR SIDE BY SIDE DRIVEWAY
- COVERED REAR PATIO ONTO ENCLOSED GARDEN
- LEVEL LOCATION
- ENERGY EFFICIENT ACCOMMODATION

At the favoured lower end of this sought after modern Estate is an attractive two double bed end of link of three built in 2017 with brick elevations. The plot is wide to the front with a mature side garden and side by side vehicle parking. To the rear there is a safe enclosed garden with attractive canopied patio onto an artificially grassed area.

On the ground floor is an entrance hall, a cloakroom, a kitchen in white with integrated cooking appliances and large lounge/diner with double doors into the garden.

On the first floor are the two double bedrooms and a bathroom.

Gas central heating is installed and there is full double glazing in this B rated energy efficient home.

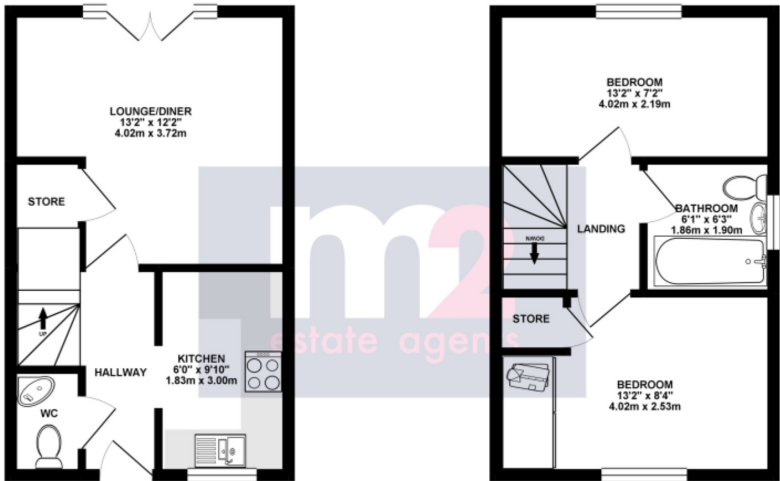
Ideal first purchase or downsized. Council Tax Band C. Freehold.

- Services:
- All mains services connected
 - Council Tax Band:
 - Council Tax Band C. Torfaen.

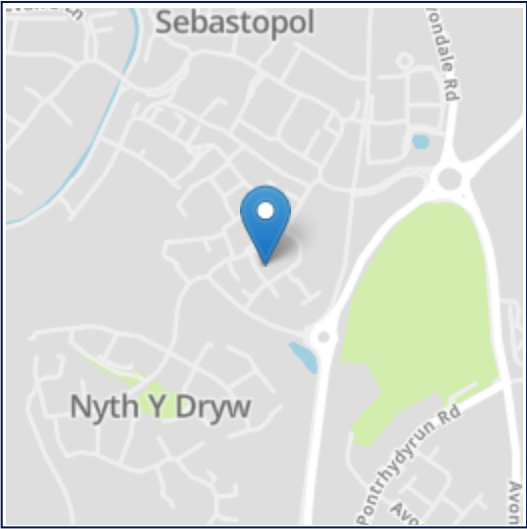


GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with iStockphoto 02/2/21



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		97
(81-91) B	82	
(69-80) C		
(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.

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I/We acknowledge that I/we have read and understand your terms
letter and that these property (26 Cilgant Ceinwen, Cwmbran,
NP44 1FA) details have been checked and:

Are Correct

Are Correct with Attached Amendments

Signature _____ Print Name _____

Date _____

Signature _____ Print Name _____

Date _____