



9 Wisteria Walk, Cwmbran. NP44 1FY
£305,000
Tenure Freehold

- MODERN SEMI DETACHED PROPERTY
- BUILT IN 2023
- THREE BEDROOMS (ONE EN SUITE)
- FAMILY BATHROOM AND GROUND FLOOR CLOAKROOM
- SPACIOUS LOUNGE
- FULL WIDTH KITCHEN/DINING ROOM WITH INTEGRATED APPLIANCES
- CANALSIDE PROPERTY
- ENCLOSED WEST FACING GARDEN
- THREE ALLOCATED PARKING SPACES
- ENERGY EFFICIENT ACCOMMODATION

Newly new Barratt built 3 bed semi detached home (Maidstone style) looking over the Mon/Brecon Canal to the front and benefitting from a Westerly facing rear garden and is close to the new `Village hubs. The well maintained home has a fully fitted kitchen/diner including integrated appliances that spreads the full width of the property.

On the ground floor is an entrance hall, a cloakroom, a generous lounge and the kitchen/dining room with cooking appliances, a fridge/freezer, a dishwasher and washing machine.

On the first floor there are the 3 bedrooms, an en suite shower room and a bathroom.

Outside there is a small railed forecourt and to the rear an enclosed landscaped garden with side access gate. The allocated parking is immediately behind the property.

A must see in a lovely location

Freehold. EPC B84. Council Tax Band D.

Services:

All mains services connected.

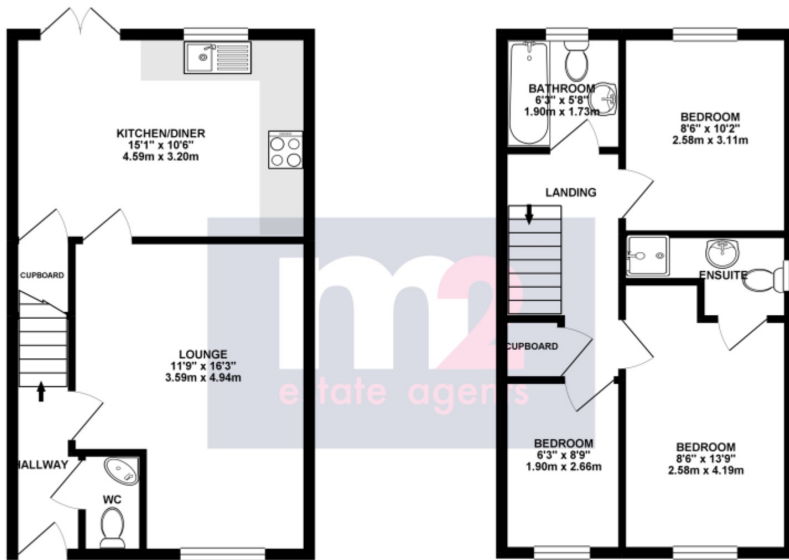
Council Tax Band:

Council Tax Band D. Torfaen

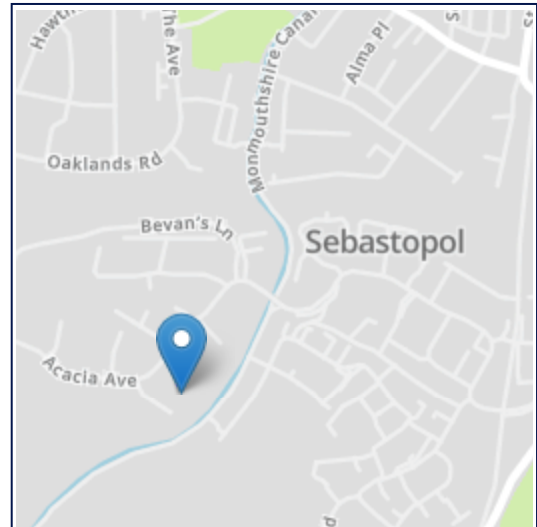


GROUND FLOOR

1ST FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with HomeByDesign



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+)		96
A		
(81-91)	84	
B		
(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.

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 (9 Wisteria Walk, NP44 1FY) details have been checked and:

Are Correct

Are Correct with Attached Amendments

Signature _____ Print Name _____

Date _____

Signature _____ Print Name _____

Date _____