



**22 Lle Eirlys, Pontrhydyrun, Cwmbran. NP44
1FE
£370,000
Tenure Freehold**

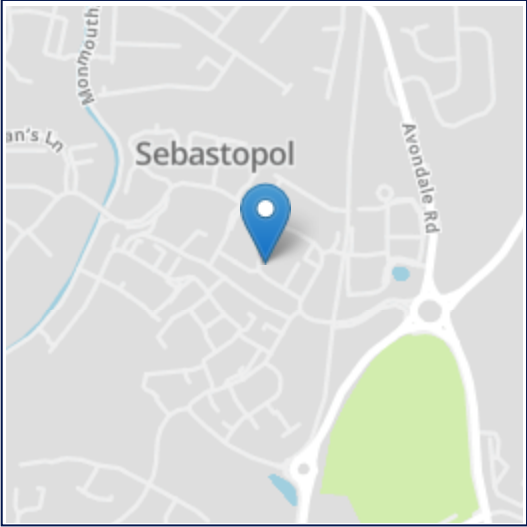
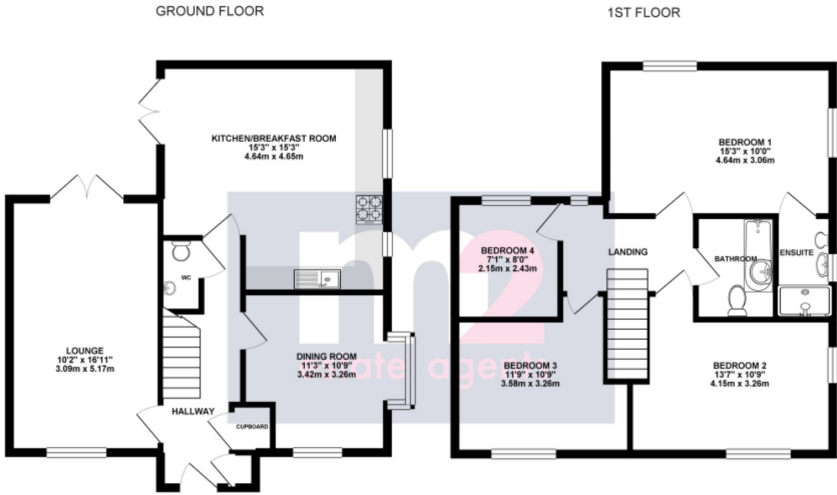
- MODERN DETACHED PROPERTY
- PROMINENT CORNER PLOT
- FOUR BEDROOMS
- EN SUITE, BATHROOM AND CLOAKROOM
- TWO SEPERATE RECEPTION ROOMS
- SPACIOUS FAMILY KITCHEN/DINER
- SECURE TWO VEHICLE DRIVE AND SINGLE GARAGE
- ENERGY EFFICIENT ACCOMODATION
- LEVEL ENCLOSED GARDEN
- EPC B

This is a great value 4 bed modern detached property offering bright family accommodation in this popular, convenient location. The home has an en suite, a bathroom and a cloakroom, two separate reception rooms and a 15ft x 15ft kitchen/ breakfast room. There are two sets of double doors into the rear garden, a boarded/ lit loft area and a Hive system is installed. The rear garden is enclosed with a porcelain patio onto a lawned area, the two car drive and garage is to the rear via double gates. Many of the rooms have windows to two elevations.

The Lincoln house type has brick elevations and features a side bay and extended hallway.

Completion May/June 2023.

FREEHOLD.
Council Tax Band E.
EPC - B 84 .
Services:
All mains services.
Council Tax Band:
TORFAEN B.C. / BAND E



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		94
(81-91) B	84	
(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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