



**4 Rose Gardens, Croesyceiliog, Cwmbran.
NP44 2HN
£200,000
Tenure Leasehold**

- **GENEROUS FIRST FLOOR APARTMENT**
- **BRIGHT ROOMS SOME WITH VIEWS**
- **THREE DOUBLE BEDROOMS**
- **LOUNGE WITH SMALL BALCONY**
- **TILED SHOWER ROOM**
- **WELL FITTED KITCHEN**
- **POPULAR LEVEL LOCATION**
- **CONVENIENT FOR AMENITIES AND MAIN ROAD ACCESS**
- **GARAGE AND GOOD COMMUNAL PARKING**
- **NO UPPER CHAIN**

**69 Bridge Street, Newport, NP20 4AQ
M2 Estate Agents Newport 01633 289622
www.m2ea.co.uk**

We are pleased to offer for sale in the aspirational Rose Gardens development this bright, spacious first floor apartment. The development is managed by its residents and this is instrumental in the immaculate general maintenance of the gardens and parking areas. The apartment is larger than most bungalows and is well placed at the beginning of this small 1980s built development . The accommodation comprises;Ground Floor; private entrance with cloaks cupboard and stairs to first floor.

First Floor; hallway with all rooms off, three double bedrooms (two with wardrobes), a tiled shower room, a kitchen with appliances and a 16` wide lounge.

Outside there is ample communal parking for residents, bin store, lovely gardens and a private single pitch roofed garage.

Gas central heating is via a combi boiler, there is full double glazing and the apartment has an energy rating of C76.

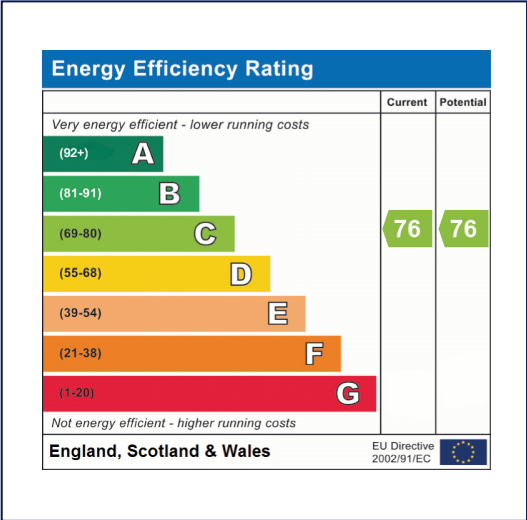
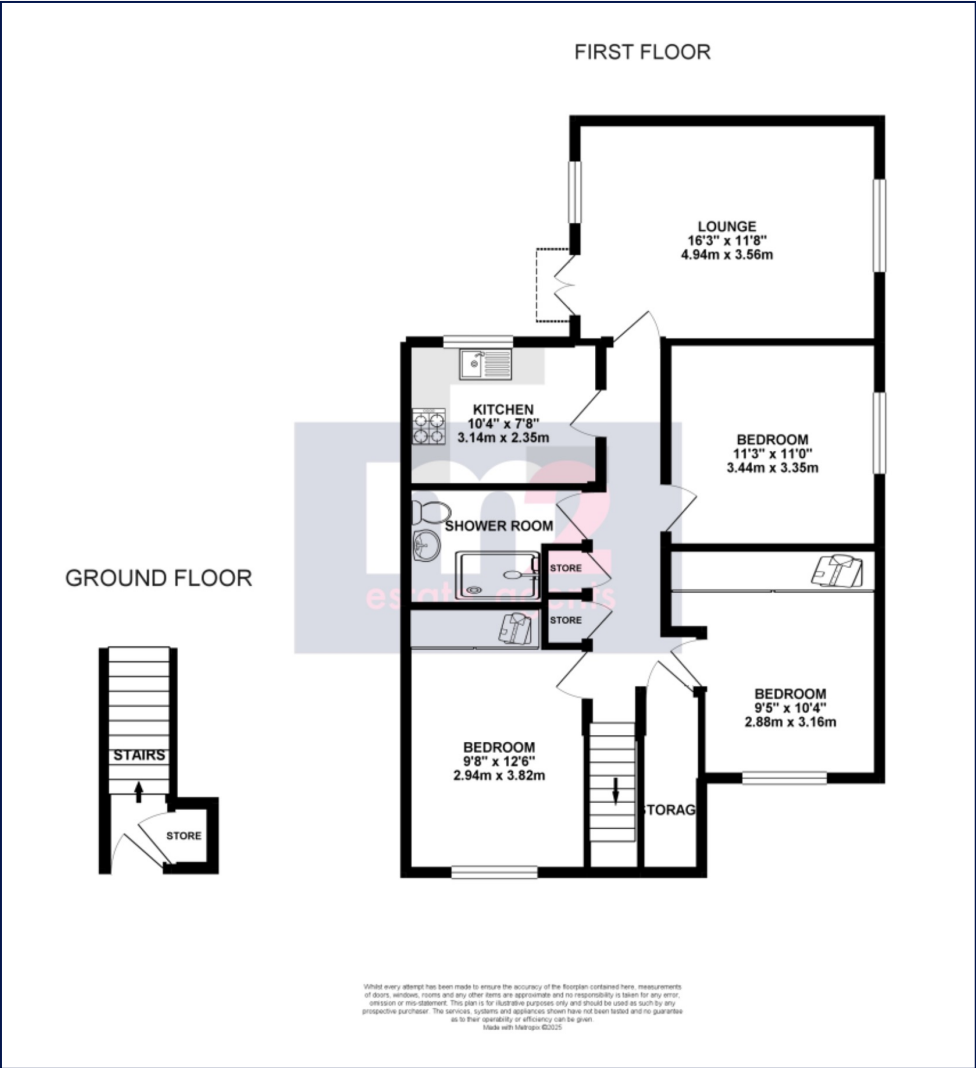
Leasehold. Council Tax Band C.

Services:

All mains services connected

Council Tax Band:

Council Tax Band D. 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.

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