



**7 Oakfield Grange, Oakfield, Cwmbran.  
NP44 3FP  
£380,000  
Tenure Freehold**

- SPACIOUS MODERN DETACHED PROPERTY
- IMPROVED UPGRADED AND IN SHOWHOUSE CONDITION
- FOUR BEDROOMS
- EN SUITE, FAMILY BATHROOM AND CLOAKROOM
- SEPERATE UTILITY ROOM
- 18` LOUNGE
- LANDSCAPED ENCLOSED SOUTH FACING GARDEN
- PART CONVERTED GARAGE AND THREE CAR DRIVE
- JUST MOVE IN !

This deceptively spacious 4 bed modern detached has to be viewed to be appreciated. On a level plot within the popular Oakfield Grange Estate built by Lovell homes in 2018 the property had many upgrades when new including full tiling to the bathroom and en suite, tiled floors on the ground floor, plinth lighting, spotlighting and upgraded splashback in the kitchen. Improvements have made since occupation.

On the ground floor is an entrance hall, a cloakroom, an 18' lounge with fireplace, a very well fitted full width kitchen/dining room with double doors into the garden and a utility room.

On the first floor there are the four good size bedrooms, an en suite and a family bathroom.

Outside the level south facing garden is a riot of colour with a variety of plants/shrubs having a paved area onto a lawn, onto a private decked area. There is a hot tub area to the rear of the partly converted garage where double doors will take you into an attractive 10' x 10' garden room. Parking to the front is on a 3 car drive and there is part of the garage suitable for storage/motorbike. There is external security lighting. The energy efficient accommodation ( B rated ) has a gas central heating system and is fully double glazed.

Must be viewed. Freehold. EPC B84. Council tax band E.

£160.00 p/a charge payable to Management Company to maintain hedges etc.

Services:

All mains services connected

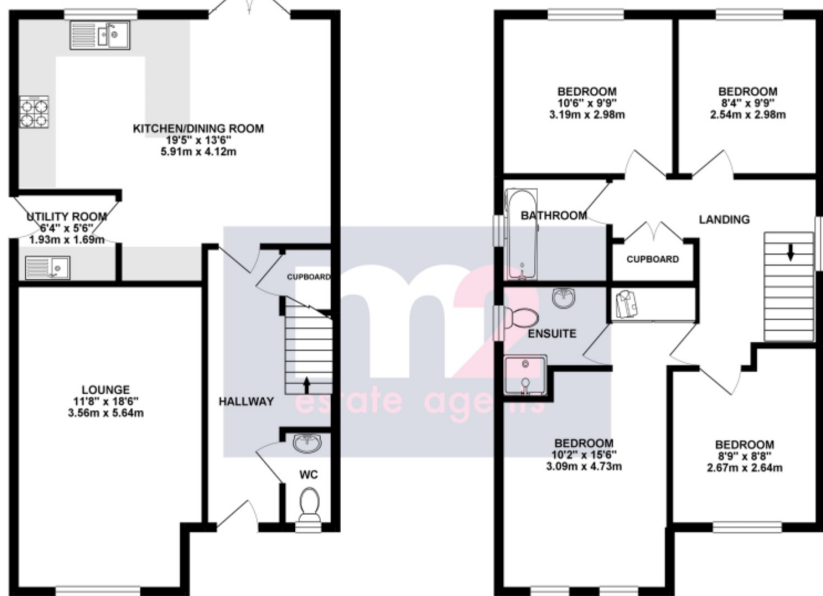
Council Tax Band:

Council Tax Band E. Torfaen.

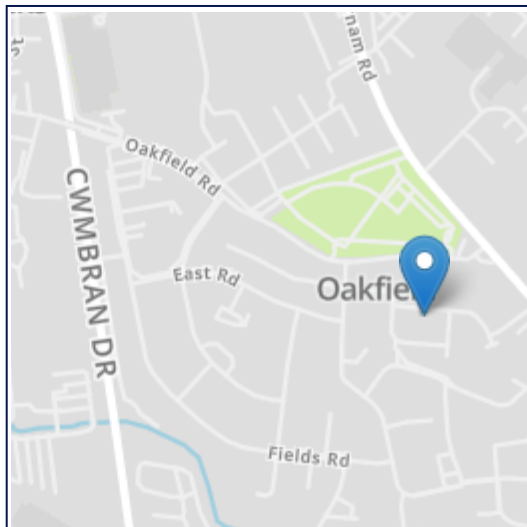


GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the European contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as a guide only by prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given to their operability or efficiency can be given. Made with Hozon 02/2024



**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		93
(81-91) <b>B</b>	84	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	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 ( 7 Oakfield Grange, Cwmbran, NP44 3FP ) details have been checked and:

Are Correct

Are Correct with Attached Amendments

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

Date \_\_\_\_\_

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

Date \_\_\_\_\_