



**5 St Joseph Place, Abbeyfields, Llantarnam,
Cwmbran. NP44 3HH
£390,000
Tenure Freehold**

- MODERN DETACHED PROPERTY
- SMALL CUL DE SAC IN SOUGHT AFTER AREA
- FOUR BEDROOMS (ONE EN SUITE)
- BATHROOM AND CLOAKROOM
- TWO SEPARATE RECEPTION ROOMS
- 19' WIDE KITCHEN/DINING ROOM
- GOOD SIZE ENCLOSED GARDEN
- THREE VEHICLE PARKING TO FRONT
- QUICK SALE REQUIRED
- NO UPPER CHAIN

This is a bright, very well maintained and presented four bed detached in the ever popular Llantarnam area. The home is within a small cul de sac in sought after Abbeyfields a 5 minute drive to the M4 via the A4042 dual carriageway, Town Centres and train links. On the ground floor there is an entrance, a cloakroom, a sitting room with window to front, a lounge with marble fireplace and a kitchen/dining room with quality `framed` units (white goods to remain) and double doors into the rear garden.

On the first floor there are 3 double bedrooms and one single, an en suite and a family bathroom.

Outside there is a wide brick paved forecourt suitable for three vehicles and a good size enclosed rear garden incorporating two paved sitting areas, a lawn and a timber shed. There is also space to the side with storage units.

Redecorated and double glazed the home has a full gas central heating system installed.

NO UPPER CHAIN.

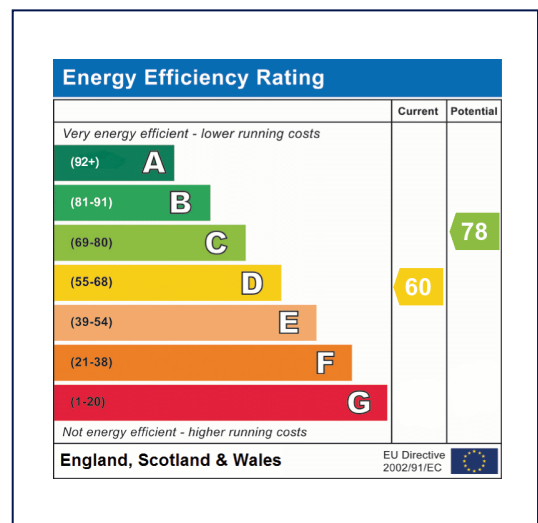
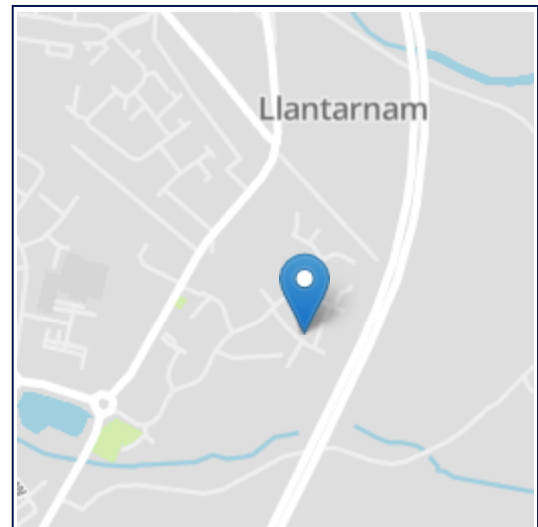
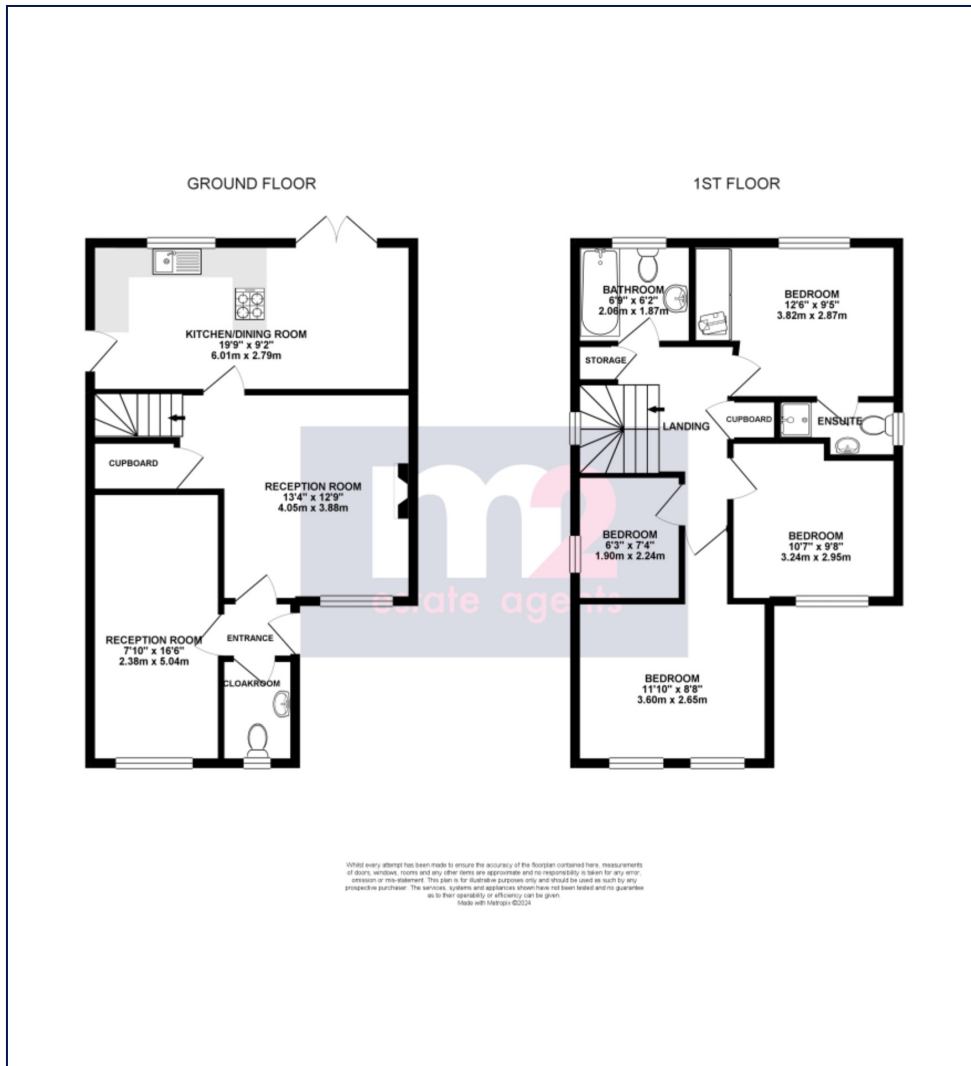
EPC D60. FREEHOLD. COUNCIL TAX BAND E.

Services:

All mains services

Council Tax Band:

Council Tax Band E. 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.

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 (5 St Joseph Place, Abbeyfields, Cwmbran, NP44 3HH) details have been checked and:

Are Correct

Are Correct with Attached Amendments

Signature _____ Print Name _____

Date _____

Signature _____ Print Name _____

Date _____