



**2 Waterloo Cottages, Llandowlais Street,
Oakfield, Cwmbran. NP44 7HH
£165,000
Tenure Freehold**

- SEMI DETACHED COTTAGE
- IN NEED OF UPDATING
- 2 BEDROOMS
- LIVING ROOM & DINING ROOM
- GROUND FLOOR SHOWER ROOM & FIRST FLOOR BATHROOM
- LARGE GARDENS
- CONVENIENT LOCATION
- NO CHAIN

NO CHAIN! IN NEED OF UPDATING! EXTENDED, SPACIOUS, 2 BEDROOM, SEMI DETACHED COTTAGE WITH LIVING ROOM, DINING ROOM, GROUND FLOOR SHOWER ROOM, FIRST FLOOR BATHROOM, LARGE GARDENS & EXTENSIVE PARKING

A spacious 2 bedroom semi detached property situated off two locks road within easy access of Cwmbran town centre. The property occupies a generous plot with extensive parking with accommodation comprising: To the ground floor: An entrance hall with stairs to the first floor leads to a lounge and separate dining/sitting room. A lobby provides access to a good size kitchen and shower room. To the first floor: A landing lead to 2 double bedrooms and a family bathroom. Outside: To the front of the property is a large level garden laid mainly to lawn. Paths provide access to a car hardstanding for numerous vehicles. To the rear is a covered area and lean to store/utility area previous accessible from the sitting/dining room.

The property further benefits from electric central heating & no onward chain. No gas at property.

Directions: Take the lane to the left of the Waterloo pub and the cottage is at the end of the lane.

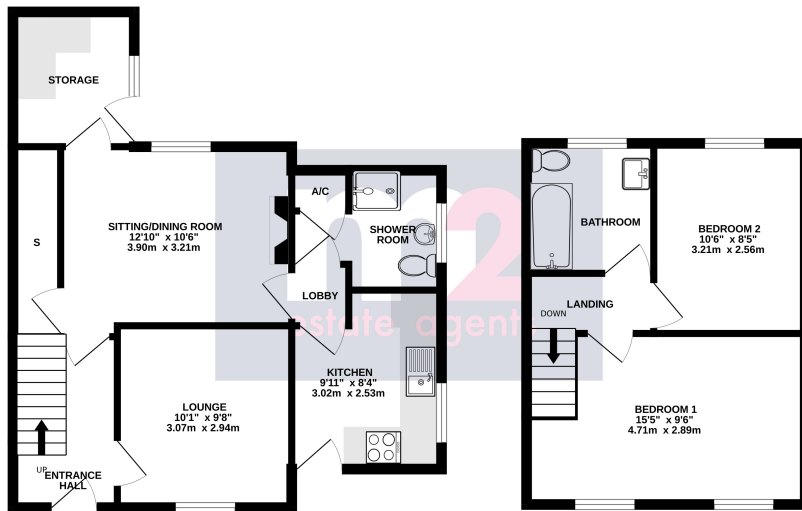
Services:

Council Tax Band:



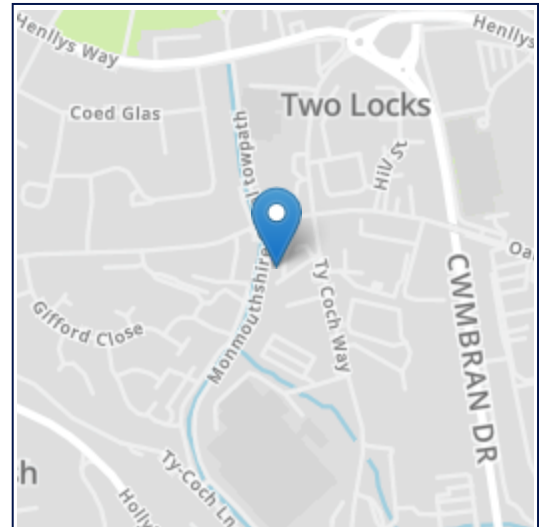
GROUND FLOOR
492 sq.ft. (45.7 sq.m.) approx.

1ST FLOOR
309 sq.ft. (28.7 sq.m.) approx.



TOTAL FLOOR AREA : 801 sq.ft. (74.4 sq.m.) approx.

Whilst 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 error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		84
(69-80) C		
(55-68) D		
(39-54) E	41	
(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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