



**3 Conway Terrace, Croesyceiliog, Cwmbran.
NP44 2JX**

GUIDE PRICE £160,000 to £165,000

Tenure Freehold

- FLAT LOCATION CLOSE TO TOWN CENTRE
- TWO DOUBLE BEDROOMS
- MODERN KITCHEN
- TWO SEPARATE RECEPTION ROOMS
- REAR GARDEN
- ON ROAD PARKING
- UPSTAIRS BATHROOM
- POPULAR LOCATION
- GOOD FIRST PURCHASE OR INVESTMENT
- NO UPPER CHAIN

****Guide Price £160 to £165,000**.** Mid terraced from the early 1900s in this level central location close to Cwmbran Train Station and all amenities. In the ever popular area of Croesyceliog within a cul de sac the property is a former rental so has gas and electrical certification with gas central heating via a combi boiler.

On the ground floor there is an entrance hall, two reception rooms and a kitchen.

On the first floor are two double bedrooms and a bathroom.

The property does require refitting and redecoration.

To the rear there is a cottage style garden with decking, patio and a small lawn.

NO UPPER CHAIN.

EPC D55 . Freehold. Council Tax Band C.

Services:

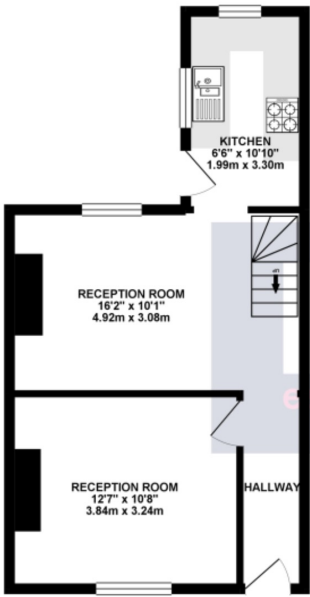
All mains services connected

Council Tax Band:

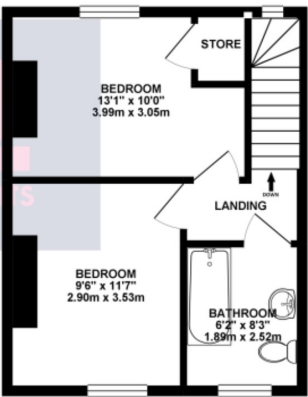
Council tax band C. Torfaen.



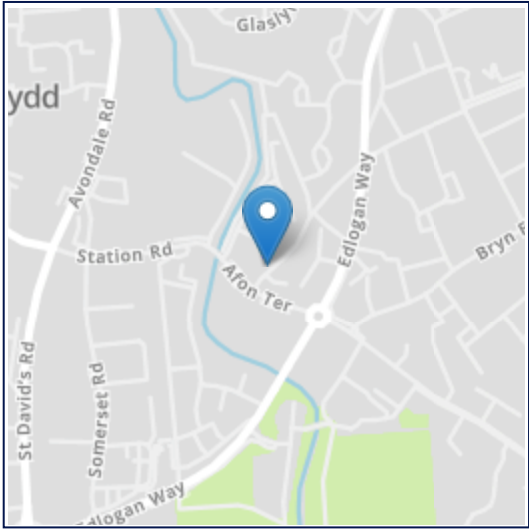
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for 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+) A		
(81-91) B		85
(69-80) C		
(55-68) D		
(39-54) E	55	
(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.

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 (3 Conway Terrace, Cwmbran, NP44 2JX) details have been checked and:

Are Correct

Are Correct with Attached Amendments

Signature _____ Print Name _____

Date _____

Signature _____ Print Name _____

Date _____