



25 Ventnor Road, Cwmbran. NP44 3JZ
£235,000
Tenure Freehold

- SPACIOUS BAY FRONTED END OF TERRACE
- TWO SEPARATE RECEPTION ROOMS
- THREE GENEROUS RECEPTION ROOMS
- REFITTED KITCHEN
- UTILITY AREA AND DOWNSTAIRS CLOAKROOM
- FIRST FLOOR SHOWER ROOM
- FORECOURT AND LONG REAR GARDEN
- MULTI VEHICLE PARKING
- CONVENIENT LOCATION
- GREAT POTENTIAL

69 Bridge Street, Newport, NP20 4AQ
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This is a deceptively spacious, forecourted end of terrace with three bedrooms and two reception rooms in this popular Old Cwmbran location convenient for all amenities. There is great potential to also extend into the large attic space.

On the ground floor is an entrance hall, a lounge with bay window, a dining room, a refitted kitchen with Shaker style units, a utility area and a cloakroom. On the first floor are the 3 bedrooms and a shower room.

The property has a reslated roof, has double glazing and has gas central heating although it would benefit from some redecoration.

The long rear garden has good parking off the rear service lane (garage space) onto a lawn leading up to a patio.

EPC D66. Council Tax Band C. Freehold.

Services:

All mains services

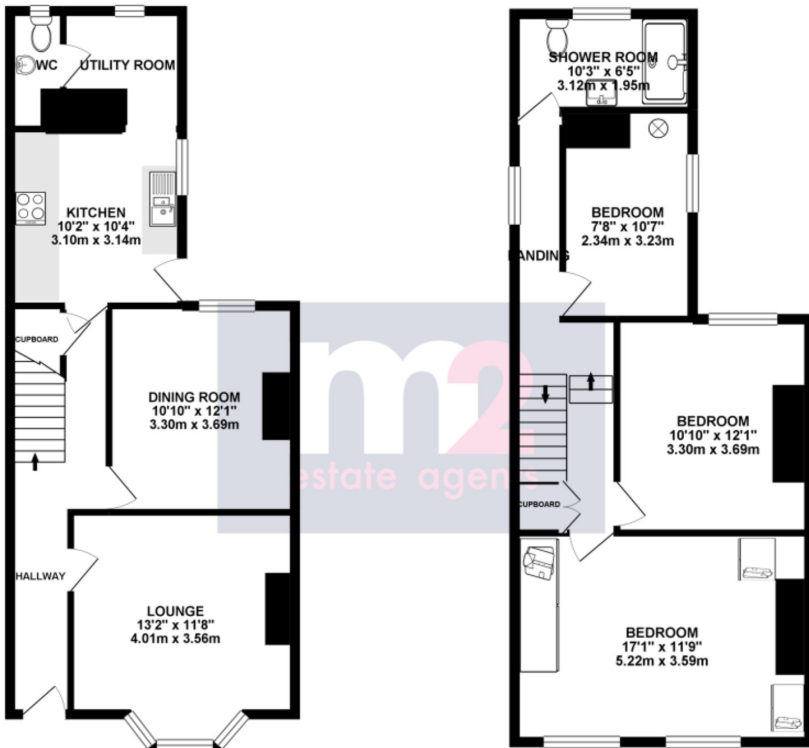
Council Tax Band:

Tax Band C. Torfaen Council.

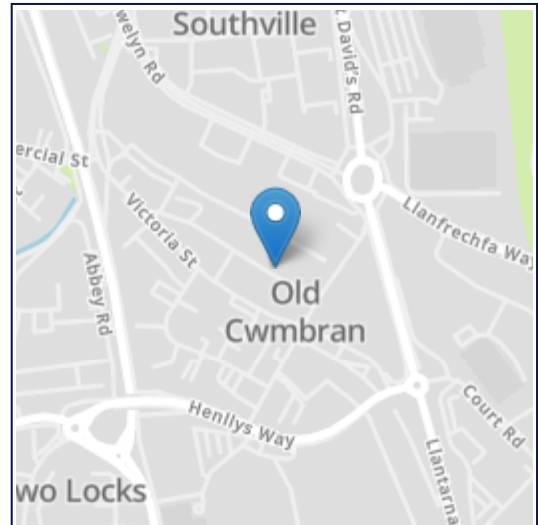


GROUND FLOOR 574.81 sq. ft.
(53.40 sq. m.)

1ST FLOOR 574.48 sq. ft.
(53.37 sq. m.)



TOTAL FLOOR AREA : 1149.29 sq. ft. (106.77 sq. m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan, 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 is given for their operation 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		
(69-80)		
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
66		79
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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I/We acknowledge that I/we have read and understand your terms letter and that these property (25 Ventnor Road, Cwmbran, NP44 3JZ) details have been checked and:

Are Correct

Are Correct with Attached Amendments

Signature _____ Print Name _____

Date _____

Signature _____ Print Name _____

Date _____