



**280 Llantarnam Road, Llantarnam, Cwmbran
. NP44 3BW
£360,000
Tenure Leasehold**

- MOST GENEROUS BAY FRONTED SEMI DETACHED
- SUPERBLY IMPROVED THROUGHOUT
- THREE DOUBLE BEDROOMS
- THREE RECEPTION ROOMS
- REFITTED KITCHEN OPEN TO 17' CONSERVATORY
- BATHROOM, SHOWER ROOM AND LARGE UTILITY/STORE
- TWO VEHICLE BRICK PAVED FORECOURT PARKING
- GENEROUS, PRIVATE, LEVEL GARDEN
- INTERNAL VIEWING ESSENTIAL
- GREAT FAMILY ACCOMMODATION

What a property ! A greatly improved and well presented three double bed bay fronted semi detached offering great character and boasting a level south westerley facing garden. The accomodation currently comprises;

ground floor; entrance porch, hallway, three reception rooms, a recently refitted kitchen with integrated appliances and quartz prep surfaces around to divider/breakfast bar, an open 17' x 14' double glazed conservatory, shower room and an 18' utility/store.

first floor; landing, three double bedrooms, bathroom with jacuzzi bath.

Outside the property is accessed via a two vehicle forecourt and mature shrubs. To the rear there is a generous brick paved patio onto a lawn edged with a brick pathway and mature shrubs. There is an attractive central Acer tree a `secret Gardena sitting area and a large timber store.

Leasehold 999 yrs from circa 1908. Ground Rent £3.05 p.a.

Gas central heating is installed along with full double glazing.

M4 motorway access is 3 miles away and Cwmbran Town Centre 2 miles.

The Agent strongly recommends internal inspection.

Services:

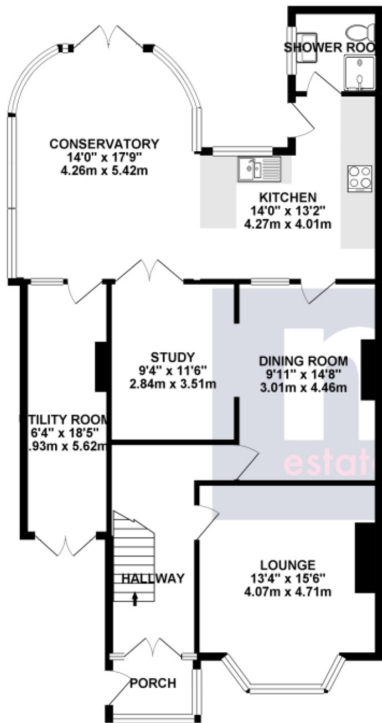
All mains services

Council Tax Band:

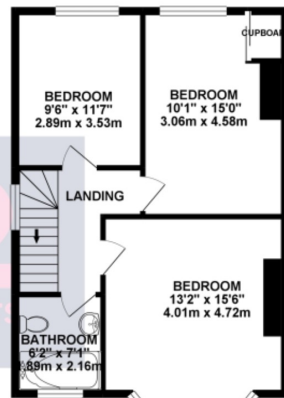
Tax Band E. Torfaen BC.



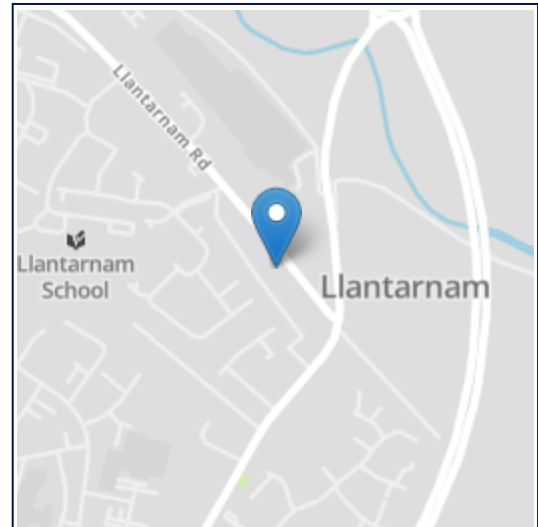
GROUND FLOOR



1ST FLOOR



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 misstatement. This plan is for illustrative purposes only and should be used as a guide only by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given. Made with Metropix 02/2021



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		85
(69-80) C		
(55-68) D	65	
(39-54) E		
(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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