



**29 Thornhill Close, Upper Cwmbran,
Cwmbran. NP44 5TQ
£250,000
Tenure Freehold**

- SEMI DETACHED PROPERTY
- POPULAR LOCATION
- EXTENDED GROUND FLOOR ACCOMMODATION
- THREE BEDROOMS
- UPSTAIRS BATHROOM AND GROUND FLOOR SHOWER ROOM
- TWO SEPARATE RECEPTION ROOMS
- GOOD SIZE KITCHEN
- SIDE DRIVE TO SINGLE GARAGE
- FRONT AND REAR GARDENS
- NO UPPER CHAIN

***SPACIOUS EXTENDED SEMI DETACHED WITH THREE BEDS, TWO BATHROOMS IN THIS POPULAR UPPER CWMBRAN CUL DE SAC, NO UPPER CHAIN ***

This is a three bed semi detached property within a cul de sac in the popular area of Upper Cwmbran having the benefit of two bathrooms, a ground floor extension, a detached garage with inspection pit and a two car drive.

On the ground floor there is an entrance door with stairs off, a wide lounge with fireplace, a dining/family room, a spacious 16` kitchen and a shower room. On the first floor are three bedrooms, two having wardrobes and a bathroom.

Gas central heating is via a combi boiler and double glazed windows/doors are fitted.

To the rear there is a westerly facing garden consisting of a patio and small lawn with clipped conifers on boundary.

Freehold. EPC tba. Council Tax Band D.

Services:

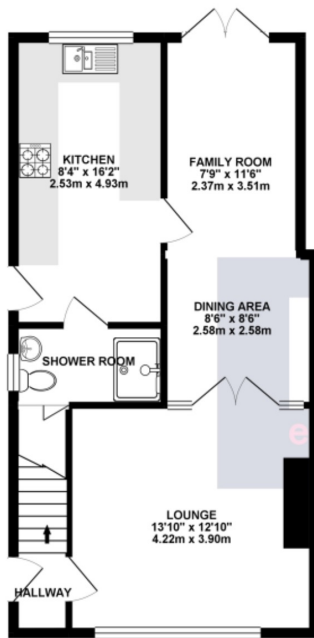
All mains services

Council Tax Band:

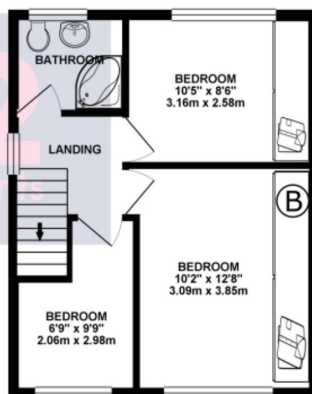
Tax Band D. Torfaen.



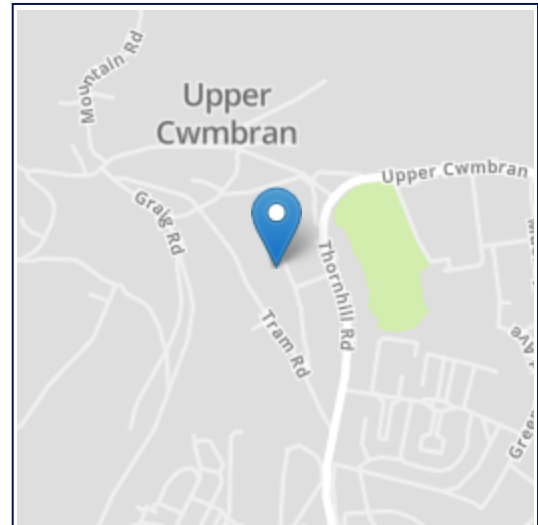
GROUND FLOOR



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 guidance 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 in their operability or efficiency can be given.
Made with MapGen 02/2014



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 (29 Thornhill Close, Cwmbran, NP44 5TQ) details have been checked and:

Are Correct

Are Correct with Attached Amendments

Signature _____ Print Name _____

Date _____

Signature _____ Print Name _____

Date _____