



**66 Blaen Bran Close, Cwmbran. NP44 1UU**  
**£265,000**  
**Tenure Freehold**

- SEMI DETACHED PROPERTY
- LEVEL END OF CUL DE SAC LOCATION
- THREE BEDROOMS ( ONE EN SUITE )
- BATHROOM AND CLOAKROOM
- 13` X 10` LOUNGE
- FULL LENGTH KITCHEN/DINING ROOM
- GENEROUS PRIVATE PARKING AREA
- SHORT WALK TO RAILWAY STATION AND TOWN CENTRE
- NO UPPER CHAIN
- EPC C

A great opportunity to acquire a larger style semi detached house type ( one of only two ) on this conveniently situated small Estate built by Bryant Homes in 2008. There are bright generous rooms throughout.

On the ground floor is an entrance hall with stairs off, a cloakroom, a 13`2" x 10`6" lounge with double doors to rear, a 17` full length kitchen / diner with integrated appliances and another set of double doors to rear.

On the first floor are the 3 bedrooms, an en suite shower room, a family bathroom and a landing with feature window.

Outside there is a south facing rear garden with artificial grass over decking and a private path to the parking area. The parking area could accommodate four cars and has a timber shed that will remain.

**NO UPPER CHAIN**

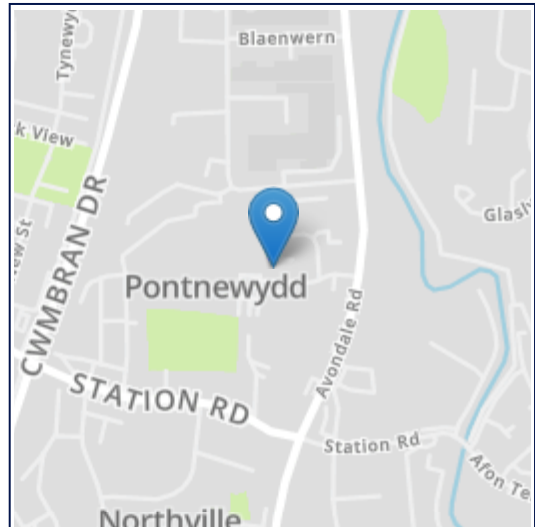
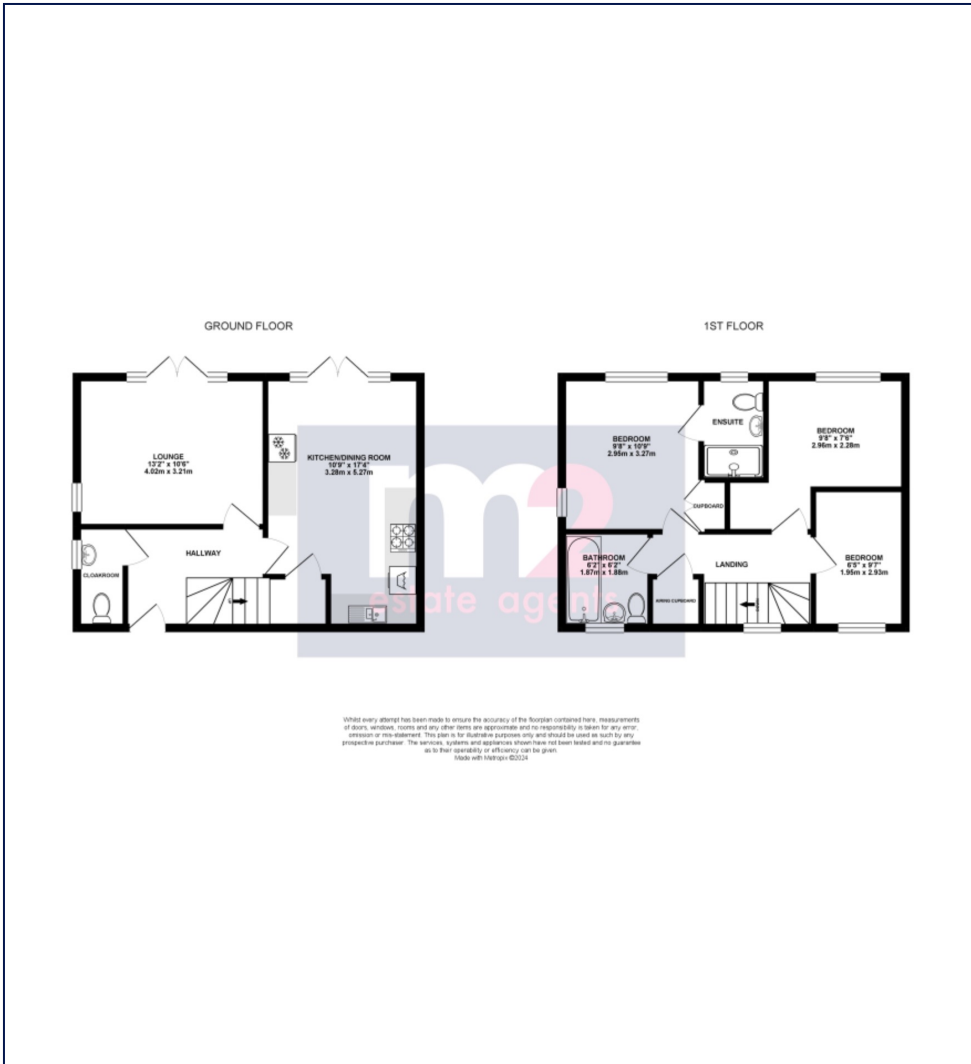
EPC C. Council Tax Band D. Freehold.

Services:

All mains services

Council Tax Band:

Tax Band D. Torfaen.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	<b>A</b>	
(81-91)	<b>B</b>	<b>89</b>
(69-80)	<b>C</b>	<b>75</b>
(55-68)	<b>D</b>	
(39-54)	<b>E</b>	
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	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 ( 66 Blaen Bran Close, Cwmbran,  
NP44 1UU ) details have been checked and:

Are Correct

Are Correct with Attached Amendments

Signature \_\_\_\_\_ Print Name \_\_\_\_\_

Date \_\_\_\_\_

Signature \_\_\_\_\_ Print Name \_\_\_\_\_

Date \_\_\_\_\_