



**1 Oakfield Grange, Oakfield, Cwmbran.
NP44 3FP
£340,000
Tenure Freehold**

- **EXTENDED & BEAUTIFULLY PRESENTED FAMILY HOME**
- **CORNER PLOT WITH WALLED GARDEN**
- **THREE BEDROOMS (TWO WITH WARDROBES)**
- **TWO GENEROUS RECEPTION ROOMS**
- **15' KITCHEN/DINING ROOM**
- **BATHROOM, CLOAKROOM AND EN SUITE**
- **DETACHED GARAGE AND TWO CAR DRIVEWAY**
- **WELL PLANTED GARDENS**

This is an extended and very well maintained ex showhouse on a corner plot within a popular level location a few miles drive from the M4 motorway. On the ground floor is an entrance hall, a cloakroom, a 15'10 x 8'8 upgraded kitchen/breakfast room with integrated appliances, a full width lounge and a 10'2 x 12'6 sitting room extension. Upstairs there are the 3 bedrooms, an en suite and a fully tiled family bathroom.

Outside there is a mature forecourt garden and path to entrance door, a side driveway leads onto the garage with side entrance door (part converted offering an ideal work from home space) and to the rear the paved and slated garden offers good privacy being mostly walled.

There are many internal upgrades and new internal doors have been fitted in this energy efficient accommodation.

VIEWING HIGHLY RECOMMEND.

EPC B. Freehold. Council Tax Band E.

Services:

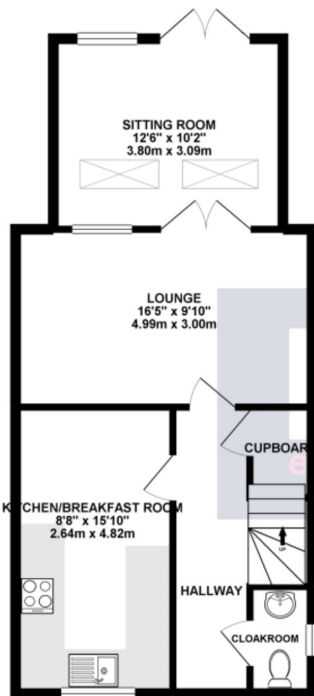
All mains services

Council Tax Band:

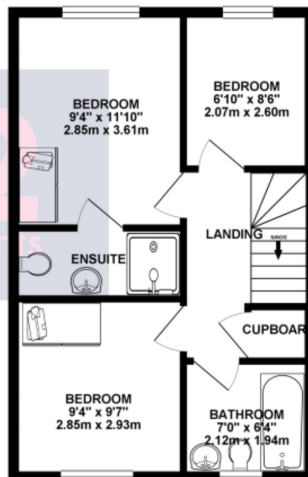
Tax Band E. Torfaen.



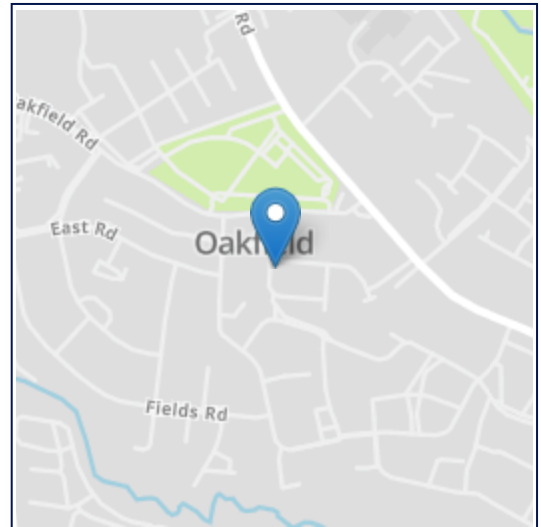
GROUND FLOOR



1ST FLOOR



10/2018 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 operation or efficiency can be given. Made with Intergen iECC21



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		94
A		
(81-91)	83	
B		
(69-80)		
C		
(55-68)		
D		
(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.

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 (1 Oakfield Grange, Cwmbran, NP44 3FP) details have been checked and:

Are Correct

Are Correct with Attached Amendments

Signature _____ Print Name _____

Date _____

Signature _____ Print Name _____

Date _____