



**32 Pant Yr Heol Close, Henllys, Cwmbran.
NP44 6JX
£340,000
Tenure Freehold**

- MODERN DETACHED WITH FLEXIBLE ACCOMMODATION
- FOUR BEDROOMS ON TWO LEVELS
- MODERN KITCHEN ONTO BALCONY
- BATHROOM AND CLOAKROOM
- CONSERVATORY
- GARDEN SLOPING UP TO TREES
- EXCELLENT STORAGE AND INTEGRAL GARAGE PLUS PARKING FOR TWO
- END OF CUL DE SAC LOCATION

MODERN DETACHED FAMILY HOME WITH FLEXIBLE ACCOMMODATION, FOUR BEDROOMS, BATHROOM, W/C, LARGE LOUNGE/DINING ROOM, FITTED KITCHEN, CONSERVATORY, INTEGRAL GARAGE & DRIVEWAY AT THE END OF A QUIET CUL DE SAC

Modern detached in the popular, residential Henllys area of Cwmbran, close to schooling, access to two M4 motorway junctions within 15 minutes and 10 minutes into the Town Centre for mainline trains.

The accommodation can be used as a bungalow with ancillary ground floor rooms if required as the layout offers good flexibility. This is currently laid out as Ground Floor; entrance, bedroom with storage (poss walk in wardrobe), a cloakroom and integral garage having further storage off. First Floor; landing, a lounge/dining room, 3 further bedrooms (one with a conservatory off), a kitchen and bathroom.

There is a short shared drive to the front onto two parking spaces and side access. To the rear the garden slopes via terracing up to screening trees via a balcony and patio.

Gas central heating is via a combi boiler and the property is mostly double glazed.

EPC tba. Council Tax Band E.

Services:

All mains services

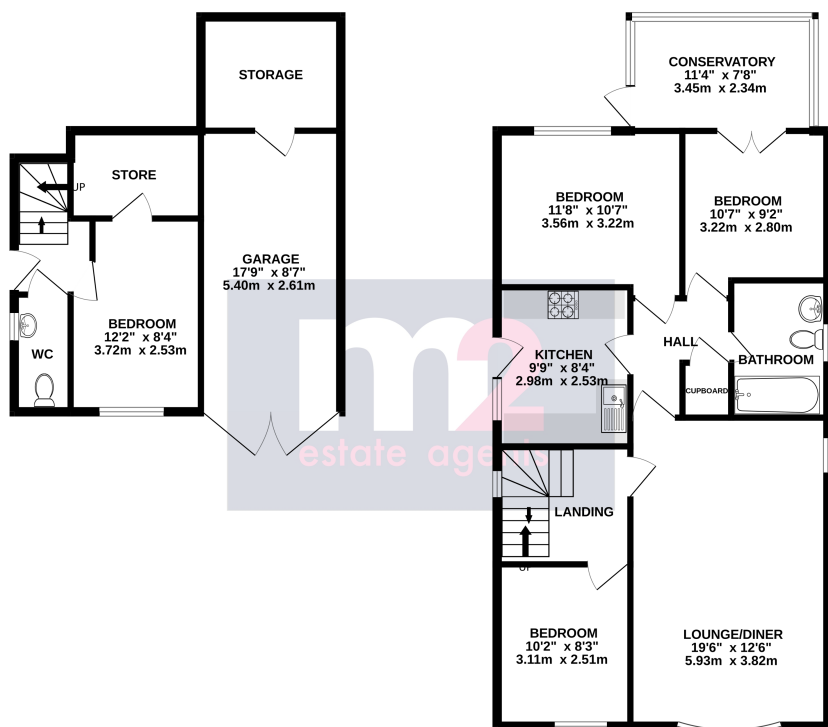
Council Tax Band:

Tax Band E. Torfaen BC.

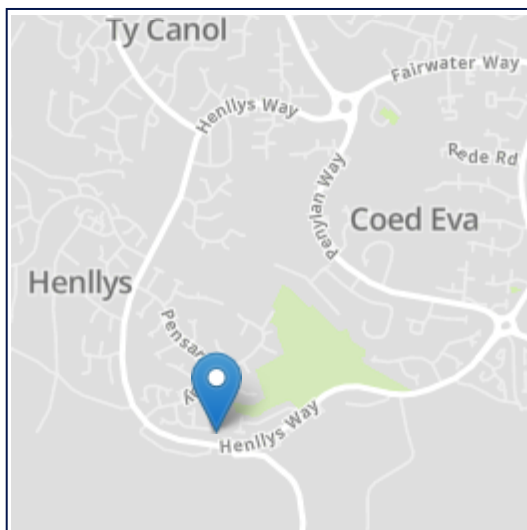


GROUND FLOOR

FIRST FLOOR



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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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