



36 Stiels, Coed Eva, Cwmbran. NP44 4TS
£170,000
Tenure Freehold

- **SPACIOUS TERRACED PROPERTY**
- **REFITTED AND IMPROVED THROUGHOUT**
- **GENEROUS LEVEL CORNER GARDEN**
- **THREE BEDROOMS**
- **15` X 11` LOUNGE**
- **18` KITCHEN/DINING ROOM**
- **FIRST FLOOR BATHROOM**
- **RESIDENTS PARKING ADJACENT**
- **GOOD FIRST PURCHASE**
- **FREEHOLD**

This is a bright mid link home with a corner plot ideal for first time buyers. The accommodation comprises a full length lounge, an 18' kitchen/dining room, an entrance hall and a large store room (former cloakroom) on the ground floor. On the first floor are the 3 bedrooms and a bathroom. Improvements in the last few years include a new bathroom, a new kitchen, upgraded electrics, a new gas central heating system, new double glazed windows, some reskimming and a refurbished roof.

The rear garden has a pedestrian access gate.

Stiels is a popular small Estate close to the boundary with Henllys, handy for main road access and within 10 minutes drive of the M4 motorway.

Freehold. Council Tax Band B. EPC D.

Services:

All mains services

Council Tax Band:

Council Tax Band B. Torfaen.

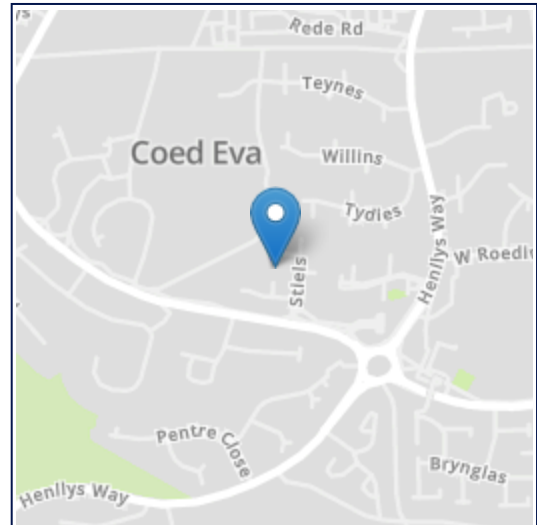


GROUND FLOOR 456.55 sq. ft. (42.41 sq. m.)

1ST FLOOR 456.55 sq. ft. (42.41 sq. m.)



TOTAL FLOOR AREA: 913.10 sq. ft. (84.83 sq. m.) approx.
 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 mis-statement. This plan is for illustrative 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 as to their operability or efficiency can be given.
 Made with Heliplan 02/2/14



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D	64	
(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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I/We acknowledge that I/we have read and understand your terms
letter and that these property (36 Stiels, Cwmbran, NP44 4TS)
details have been checked and:

Are Correct

Are Correct with Attached Amendments

Signature _____ Print Name _____

Date _____

Signature _____ Print Name _____

Date _____