



**5 Hawthorn Court, Bryn Eglwys,  
Croesyceiliog, Cwmbran. NP44 2LB  
£215,000  
Tenure Freehold**

- END OF TERRACE
- POPULAR CONVENIENT LOCATION
- TWO BEDROOMS
- SHOWER ROOM
- KITCHEN WITH APPLIANCES
- 17' LOUNGE
- SUPERB 11' DOUBLE GLAZED CONSERVATORY
- LONG REAR GARDEN
- GOOD PRIVATE PARKING TO FRONT
- MUST BE SEEN

A very well presented and improved 2 bed end of link close to central Cwmbran and all amenities. On the ground floor is a spacious lounge, a well fitted kitchen with integrated appliances and a generous double glazed conservatory. On the first floor are two bedrooms and a refitted shower room.

Outside there is a long drive comfortable for two cars and side access. To the long rear there is a covered sitting area for a hot tub, a central path splits well planted areas onto a part railed patio and large timber store.

The property is heated via electric panel heaters, the home is fully double glazed, there are new fascia's/soffits and replacement internal doors.

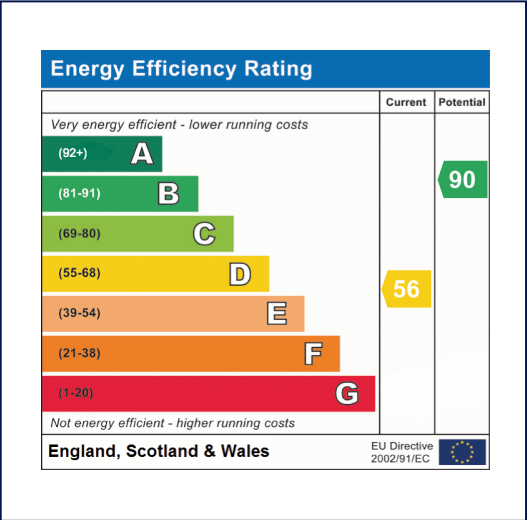
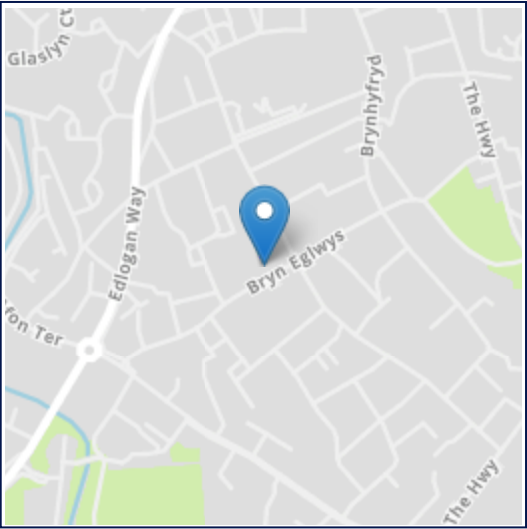
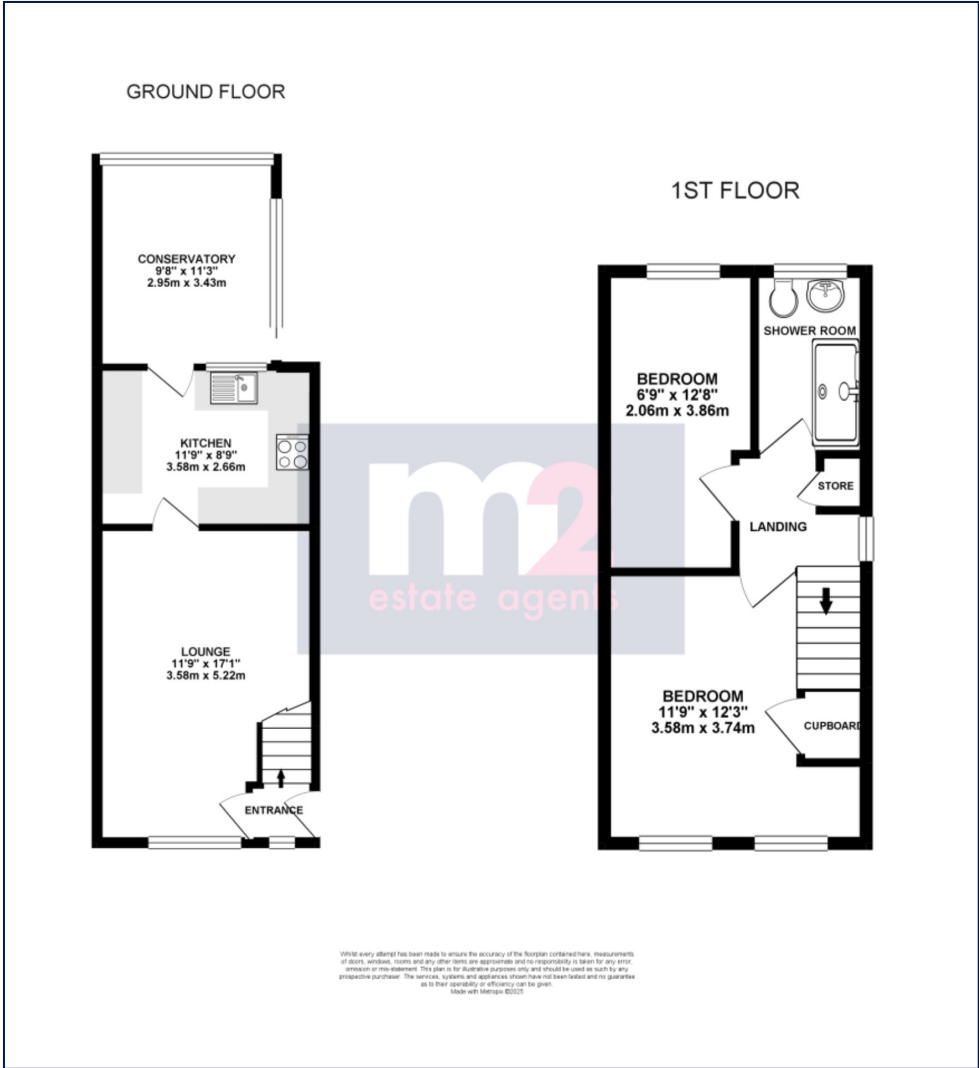
Council Tax Band C. Freehold. EPC D56.

Services:

Mains electricity, water and drainage ( no gas in property )

Council Tax Band:

Council Tax Band C. Torfaen.



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 ( Bryn Eglwys, Cwmbran, NP44 2LB ) details have been checked and:

Are Correct

Are Correct with Attached Amendments

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

Date \_\_\_\_\_

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

Date \_\_\_\_\_