



**10 The Paddocks, Llanyravon, Cwmbran.**

**NP44 8JD**

**£385,000**

**Tenure Freehold**

- **EXTENDED DETACHED BUNGALOW**
- **THREE BEDROOMS ( TWO WITH WARDROBES )**
- **POPULAR CONVENIENT LOCATION**
- **16` DUAL ASPECT LOUNGE**
- **TILED AND REFITTED BATHROOM**
- **KITCHEN OPEN TO DINING ROOM**
- **LONG DRIVEWAY TO GARAGE AND CARPORT**
- **SUPERB CONDITION THROUGHOUT**
- **WELL MAINTAINED FRONT AND REAR GARDENS**
- **MUST BE VIEWED**

Step into this bright extended DETACHED BUNGALOW and relax within the well modernised and presented accommodation. Many improvements have been made to this property by the present owners of over 30 years. There is a refitted kitchen incorporating cooking appliances and solid block prep surfaces open to the dining room that has a utility cupboard off, there is a 10'6" x 16'9" lounge with a dual aspect and fireplace, two of the bedrooms have fitted wardrobes by 'Reflectulux' and there is a quality, refitted and retiled bathroom. There is good storage, gas central heating via a Worcester combi boiler (hive system), full double glazing is installed with recently fitted front and rear doors. The property also has a replacement roof, quality flooring and replacement solid wood internal doors.

Outside there is a long and wide driveway leading up to a single garage and carport, a mature open forecourt garden and a private enclosed rear garden.

Located in a small quiet cul de sac of similar bungalows the A4042 dual carriageway is two minutes away and the M4 less than 10 minutes, Cwmbran railway station can be walked to as can the Town Centre. There are a good range of local shops, a 9 hole pitch and putt and Llanyravon boating lake for walks.

Council Tax Band E. EPC tbc . Freehold.

Services:

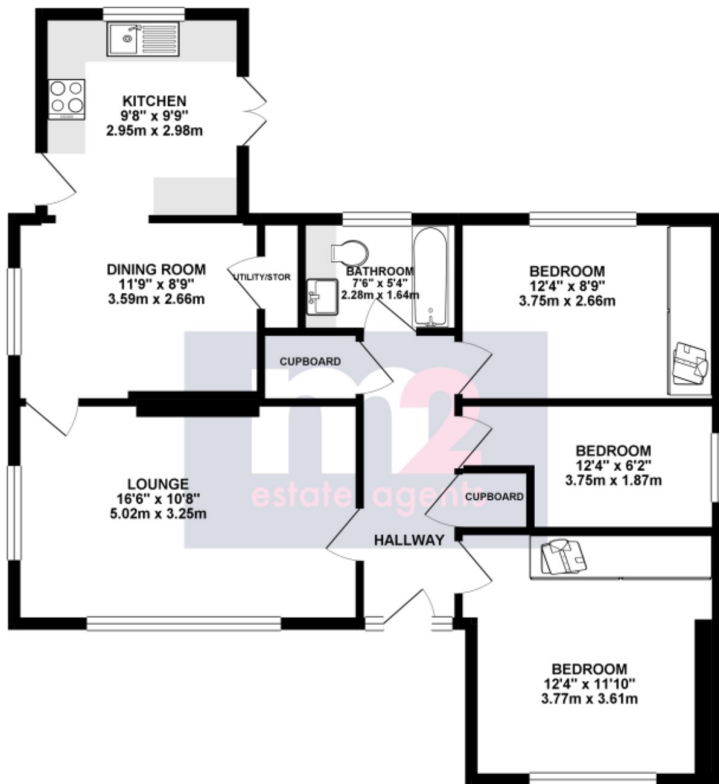
All mains services

Council Tax Band:

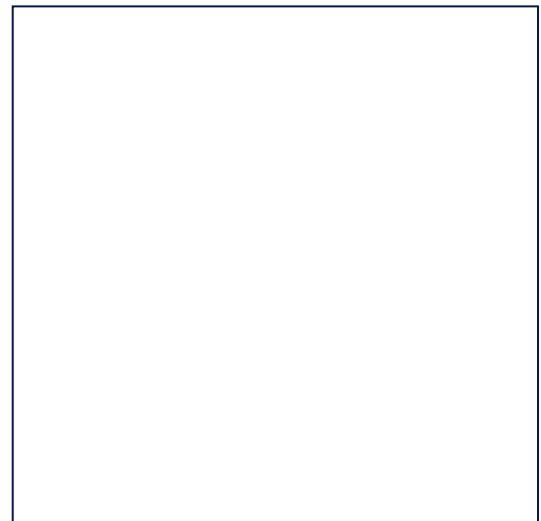
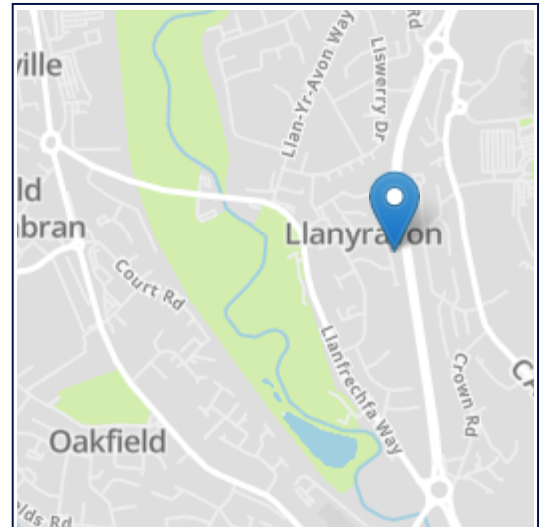
Council Tax Band E. Torfaen



### GROUND FLOOR



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 MapGenie ©2024.



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 ( 10 The Paddocks, Cwmbran, NP44 8JD ) details have been checked and:

Are Correct

Are Correct with Attached Amendments

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

Date \_\_\_\_\_

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

Date \_\_\_\_\_