



**12 St Joseph Place, Llantarnam, Cwmbran.**

**NP44 3HH**

**£330,000**

**Tenure Freehold**

- MODERN DETACHED PROPERTY
- LEVEL CUL DE SAC LOCATION
- THREE BEDROOMS
- BATHROOM, EN SUITE AND CLOAKROOM
- THREE RECEPTION ROOMS
- FULLY FITTED KITCHEN
- FITTED UTILITY ROOM
- SOUTH WESTERLY FACING GARDEN
- TWO VEHICLE FORECOURT
- GOOD OPPORTUNITY

This is a well presented and improved Barratt built detached property within the ever popular area of Llantarnam.

On approach there is a side by side driveway for two vehicles and a forecourt lawn, side access into rear garden. To the rear there is a fenced boundary enclosing the mainly lawned south west facing level garden.

On the ground floor there is a spacious square lounge through to a dining room, an 11' x 10' refitted kitchen including integrated appliances, a separate refitted utility room again with integrated appliances, a refitted cloakroom and a 17' garage conversion to the front offering a variety of uses.

On the first floor are the three bedrooms ( two with wardrobes/storage ), refitted en suite and family bathroom benefitting from additional underfloor heating.

Gas central heating is installed and the home is fully double glazed.

M4 is five minutes away, there is a good local pub, the 12th century St. Michael's Church is alongside and Cwmbran/Newport rail links are within reach.

Freehold. EPC D. Tax Band E. Torfaen

Services:

All mains services

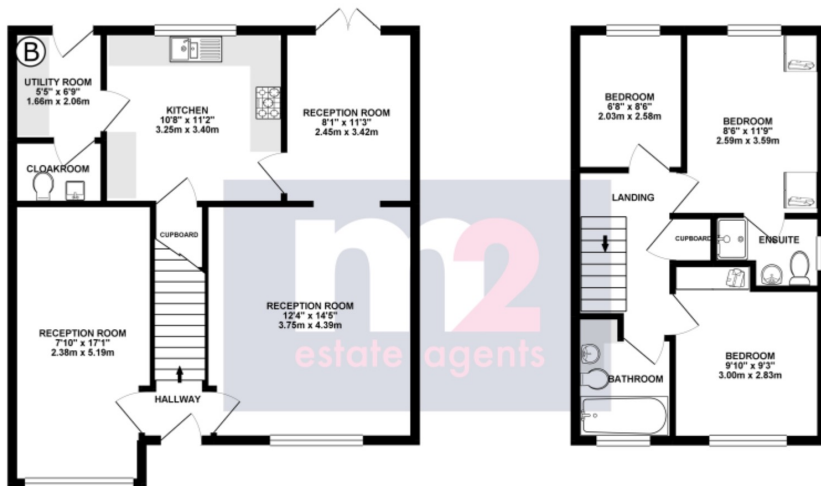
Council Tax Band:

Tax Band E. Torfaen

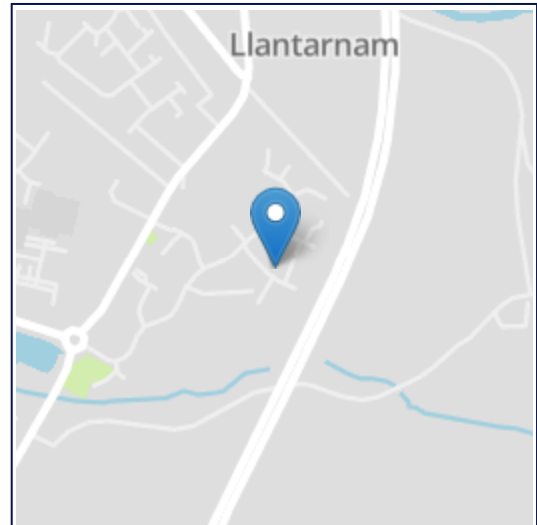


GROUND FLOOR

1ST FLOOR



We have every effort 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 a guide by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given. Made with Metaplan 80254



**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92+)	<b>A</b>	
(81-91)	<b>B</b>	<b>88</b>
(69-80)	<b>C</b>	
(55-68)	<b>D</b>	<b>66</b>
(39-54)	<b>E</b>	
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	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 ( 12 St Joseph Place, Cwmbran, NP44 3HH ) details have been checked and:

Are Correct

Are Correct with Attached Amendments

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

Date \_\_\_\_\_

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

Date \_\_\_\_\_