



34 Spring Grove, Greenmeadow, Cwmbran.

NP44 5EA

£175,000

Tenure Freehold

- MODERN MID LINK PROPERTY
- TWO BEDROOMS
- TILED FIRST FLOOR BATHROOM
- GENEROUS 16` LOUNGE/DINER
- WELL FITTED KITCHEN
- CUL DE SAC
- VEHICLE HARDSTAND TO FRONT
- WESTERLEY FACING GARDEN
- GREAT FIRST PURCHASE
- EPC C

This is a brick faced, very well presented mid link property on the popular Westside of Cwmbran with views to the front. On the ground floor is an entrance hall, an archway leads into the kitchen with units in white and integrated cooking appliances, a spacious lounge / dining room with sliding doors out into the garden. On the first floor is the tiled bathroom with electric shower, a main bedroom with built in double wardrobe and the second bedroom with airing cupboard/ store and far reaching views towards the Severn Estuary.

Outside to the front is a brick paved vehicle hardstand and steps up to a railed sitting area onto the entrance door. To the rear is a decking area onto lawn obtaining available afternoon sun.

Freehold. EPC C73. Council Tax Band C.

Services:

All mains services

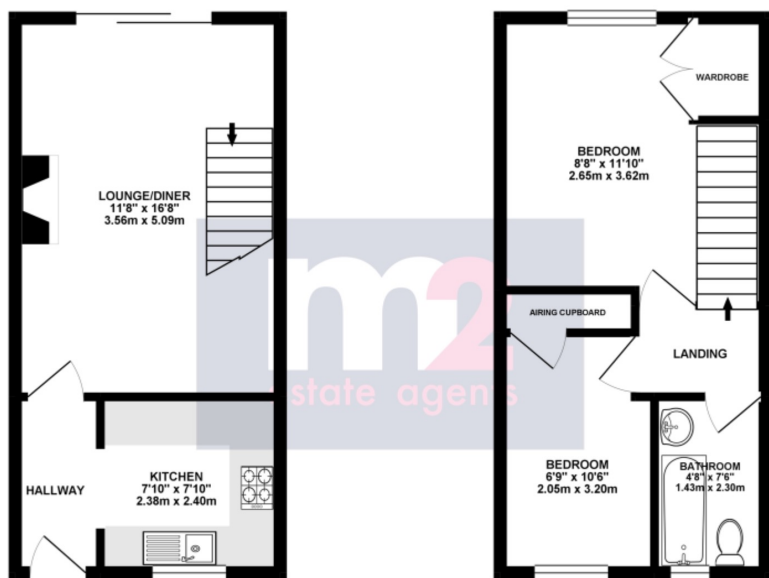
Council Tax Band:

Council Tax Band C . Torfaen .

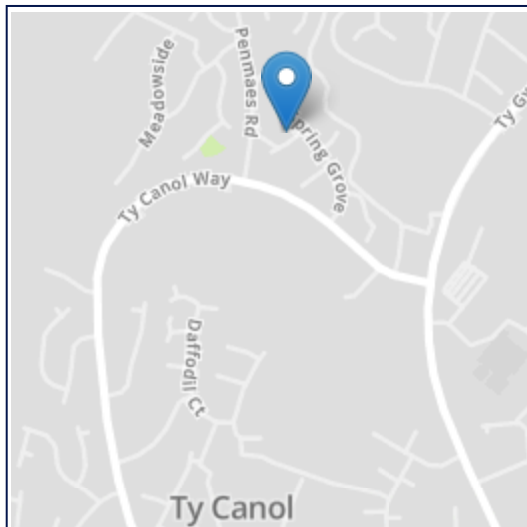


GROUND FLOOR

1ST FLOOR



Whilst every effort 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 a guide by any prospective purchaser. The services, systems and appliances shown here are not been tested and no guarantee as to their operability or efficiency can be given. Made with Metreplan 802324



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	90
(69-80)	C	73
(55-68)	D	
(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.

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 (34 Spring Grove, Cwmbran, NP44 5EA) details have been checked and:

Are Correct

Are Correct with Attached Amendments

Signature _____ Print Name _____

Date _____

Signature _____ Print Name _____

Date _____