



**24 Rhodfa'r Eos, Pontrhydyrun, Cwmbran.**

**NP44 1FN**

**£350,000**

**Tenure Freehold**

- **IMPROVED MODERN DETACHED**
- **END OF CUL DE SAC LOCATION**
- **FOUR GENEROUS BEDROOMS**
- **BATHROOM, EN SUITE AND CLOAKROOM**
- **19' LOUNGE**
- **FULL LENGTH KITCHEN/DINING ROOM**
- **UTILITY AREA**
- **ENCLOSED GARDEN TO SIDE**
- **GARAGE AND TWO VEHICLE HARDSTAND**
- **NO UPPER CHAIN**

With four generous bedrooms ( 2 with wardrobes) this family size modern detached looks back along the small cul de sac of similar homes built by Taylor Wimpey in 2021 and benefitting from the remainder of a 10 year NHBC guarantee. There is an attractively tiled bathroom, en suite and cloakroom, the ground floor has additional electric underfloor heating and has been retilled, there is a both a 19` lounge and sociable kitchen/diner with double doors into the garden and a utility room. There are new carpets on the first floor, upgraded skirtings and door architraves.

Outside there is a side by side brick paved parking area in front of the 20`8 x 10`6 pitch roofed garage, steps up to the entrance door and an enclosed side garden ready for landscaping.

This is a very popular area particularly with families, is well placed for swift access onto the A4042/M4, walks along the Mon/Brecon Canal and is within 5 minutes of train/bus links.

Energy efficient accommodation with a high B84 rating.

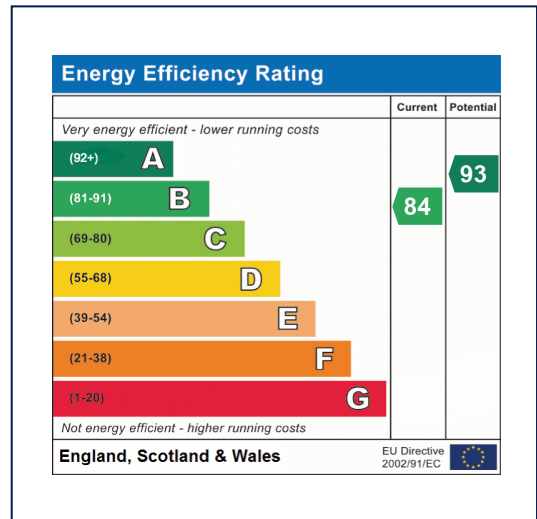
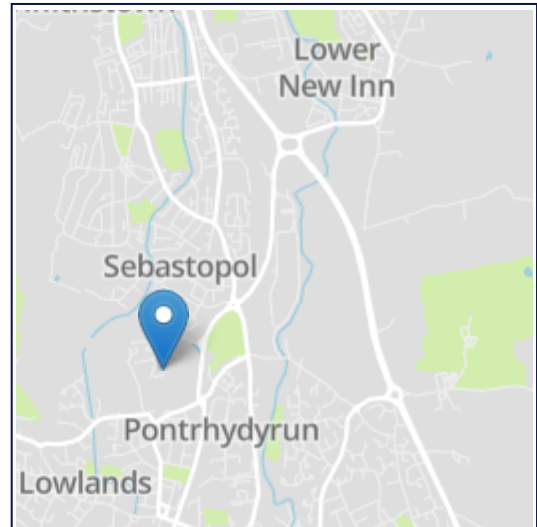
NO UPPER CHAIN. Freehold. Council Tax Band E.

Services:

All mains services

Council Tax Band:

Tax Band E, Torfaen BC.



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 ( 24 Rhodfa'r Eos, Cwmbran, NP44 1FN ) details have been checked and:

Are Correct

Are Correct with Attached Amendments

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

Date \_\_\_\_\_

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

Date \_\_\_\_\_