

**Brookside, Grove Park, Pontnewydd,
Cwmbran. NP44 1RW
£279,950
Tenure Freehold**

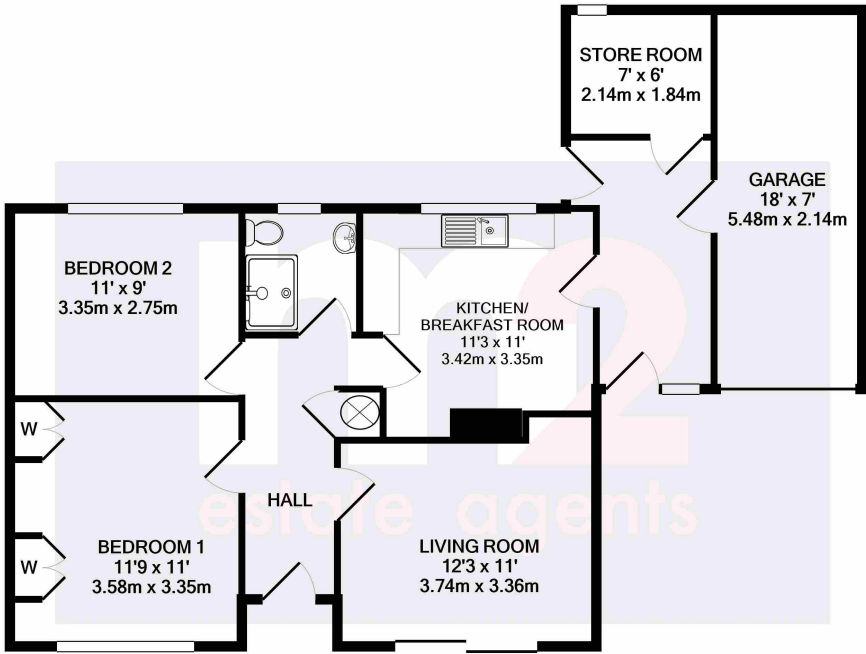
- DETACHED BUNGALOW WITHIN 1/3 ACRE OF WELL KEPT GARDENS
- 2 DOUBLE BEDROOMS
- KITCHEN / BREAKFAST ROOM
- SHOWER ROOM
- LIVING ROOM
- GARAGE & DRIVEWAY
- WORCESTER BOILER & UPVC DOUBLE GLAZING
- HUGE POTENTIAL
- NO CHAIN

Situated in the popular and convenient Pontnewydd area is this 2 double bedroom, detached bungalow with huge potential within walking distance to all local amenities, popular schools, bus routes and with easy access to Cwmbran drive giving easy access to the M4 junctions 25, 25a & 26 making it perfect for commuting.

Set within approx 1/3 of an acre of land and offering huge potential with accommodation briefly comprising: Entrance Hallway, Living Room, Kitchen/Breakfast Room, 2 Double Bedrooms and covered storage area with access to garage. Outside, to the front is a gated driveway providing access to a large, well kept garden (approx 1/3) with a vast variety of shrubs, trees & flowers.

The property further benefits from having a Worcester gas boiler, UPVC double glazing throughout and is being sold with no onward chain.

Services:
Council Tax Band:



TOTAL APPROX. FLOOR AREA 802 SQ.FT. (74.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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
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Energy Efficiency Rating		
Very energy efficient - lower running costs		
(92 to 100)	A	
(81 to 91)	B	84
(69 to 80)	C	
(55 to 68)	D	60
(39 to 54)	E	
(21 to 38)	F	
(1 to 20)	G	
Not energy efficient - higher running costs		
England, Wales & N.Ireland		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.

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