

90 Oakfield Grange, Oakfield, Cwmbran.

NP44 3FP

£289,950

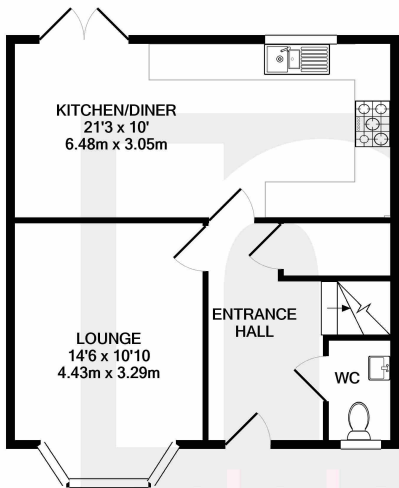
Tenure Freehold

- **STYLISH DETACHED FAMILY HOME**
- **3 BEDROOMS**
- **KITCHEN/DINING/FAMILY ROOM**
- **LIVING ROOM**
- **EN-SUITE & FAMILY BATHROOM**
- **ENCLOSED REAR GARDEN**
- **GARAGE & DRIVEWAY**
- **SOUGHT AFTER MODERN DEVELOPMENT**
- **VIEWING ADVISED**
- **GUIDE PRICE £289,950 - £299,950**

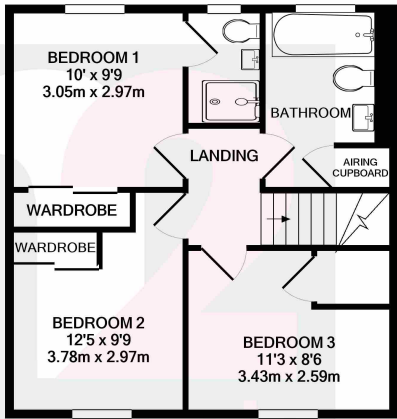
Situated a short distance from Cwmbran Town Centre in a sought after location, this spacious 3 bedroom detached family home occupies a good size level plot on this popular modern development, benefiting from a long driveway leading to a large garage and pleasant rear garden with decked seating area. The well proportioned accommodation briefly comprises: To the ground floor: An entrance hall with turned stairs to the first floor, storage beneath & laminate floor, W/C, living room with bay window & large kitchen/dining/family room with an extensive range of integral appliances and french doors to the rear. To the first floor 3 good size bedrooms the master having an en-suite shower room, all having built inn wardrobes & large family bathroom. Outside, the property occupies a good sized level plot with forecourt to front, a long driveway leading to a garage with gated side access. To the rear, an L shaped composite decked area leads to a level rear garden enclosed by fencing.

Services:

Council Tax Band:



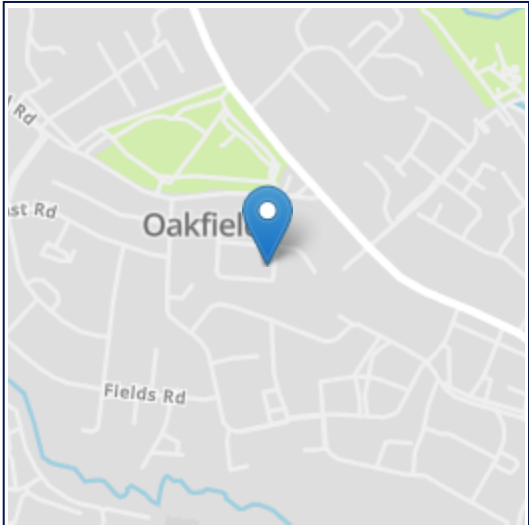
GROUND FLOOR
APPROX. FLOOR
AREA 489 SQ.FT.
(45.5 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 468 SQ.FT.
(43.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 958 SQ.FT. (89.0 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	94
(81 to 91)	B	
(69 to 80)	C	83
(55 to 68)	D	
(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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