



**8 Thorncliffe Road, St Dials, Cwmbran. NP44  
4AA**

**£230,000**

**Tenure Freehold**

- MODERN DETACHED HOUSE
- 3 DOUBLE BEDROOMS
- LOUNGE WITH FRENCH DOORS
- KITCHEN/BREAKFAST ROOM
- EN-SUITE & FAMILY BATHROOM
- GROUND FLOOR W/C
- TANDEM DRIVEWAY
- ATTRACTIVE EASILY MAINTAINED REAR GARDEN
- VIEWING ADVISED

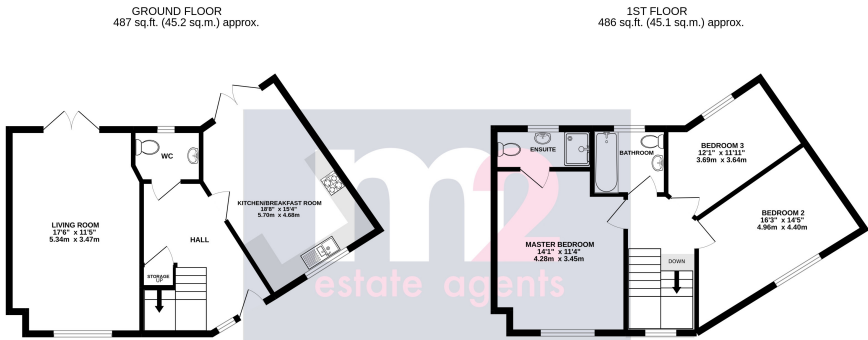
A well presented, spacious 3 bedroom detached property situated on this popular modern development lying within easy access to all local amenities, schools, bus routes and Cwmbran Town Centre.

The property offers ideal accommodation for a first time buyer or family comprising: To the ground floor: An Entrance hall with turned stairs to the first floor and w/c. A good size lounge runs the depth of the property having French doors to the garden. The modern kitchen/breakfast room benefits from integrated appliances and has space for a table & chairs with French doors leading to the rear garden. To the first floor: The landing leads to 3 double bedrooms, 2 having built in wardrobes, the master benefiting from an en-suite shower room. As well as the family bathroom. Outside: To the front: A garden laid to lawn with paved pathway extending to the main entrance. A tandem driveway provides off road parking to the side with gated side access to the rear. To the rear: A decked seating area leads onto an easily maintained garden with Astro turf. Paved pathways lead to a further seating area with raised flower beds all enclosed by fencing & walling.

Services:

Council Tax Band:

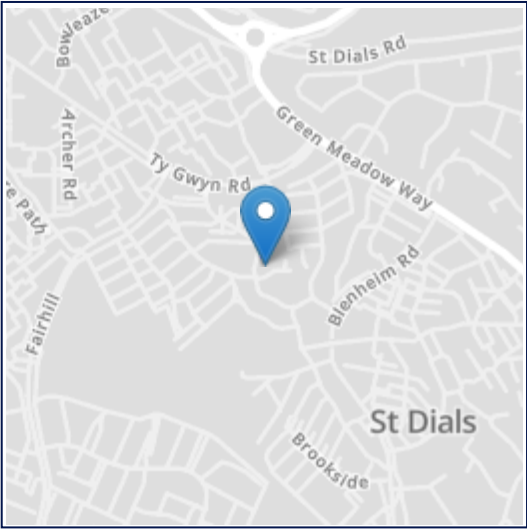
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TOTAL FLOOR AREA: 972 sq ft (90.3 sq.m.) approx.

Whilst every attempt 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 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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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 ( 8 Thorncliffe Road, Cwmbran, NP44 4AA ) details have been checked and:

Are Correct

Are Correct with Attached Amendments

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

Date \_\_\_\_\_

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

Date \_\_\_\_\_