



136 Edlogan Way, Croesyceiliog, Cwmbran.

NP44 2QA

£380,000

Tenure Freehold

- **GENEROUS DETACHED BUNGALOW**
- **THREE DOUBLE BEDROOMS (ONE EN SUITE)**
- **27' WIDE TRIPLE GARAGE / WORKSHOP**
- **MULTI VEHICLE PARKING**
- **REFITTED KITCHEN/BREAKFAST ROOM**
- **FOUR PIECE FAMILY BATHROOM**
- **BRIGHT SPACIOUS LOUNGE**
- **PROMINENT CONVENIENT LOCATION**
- **UTILITY ROOM/STORE**
- **CORNER PLOT**

JUST OFF SOUGHT AFTER CHAPEL LANE THIS IS A DETACHED BUNGALOW WITH COMMERCIAL SIZE TRIPLE GARAGE AND GREAT PARKING, THREE BEDROOMS, TWO BATHROOMS, LOUNGE AND UTILITY ROOM, EASY ACCESS ONTO THE A4042 DUAL CARRAIGEWAY LEADING TO M4

On a corner plot on convenient Chapel Lane/Edlogan Way is this deceptively spacious three double bed (one in loft conversion) detached bungalow. A car owners dream the property has great parking on the brick paved drive and an attached 21`6 x 27`4 triple garage via electric doors with workshop off and inspection pit, also having the potential to convert. The accommodation is laid out as follows;

Ground Floor: L shape hallway, 17`4 x 12`4 lounge, 16` refitted kitchen/breakfast room, two double bedrooms, a four piece tiled bathroom and a utility room.

First Floor: landing store, bathroom and large bedroom.

Outside the gardens are lawned to the front , has a side entrance off Chapel Lane, a private paved rear garden and mountain views to the side.

Gas central heating is via a combi boiler, there is full double glazing and updating has included a rehire.

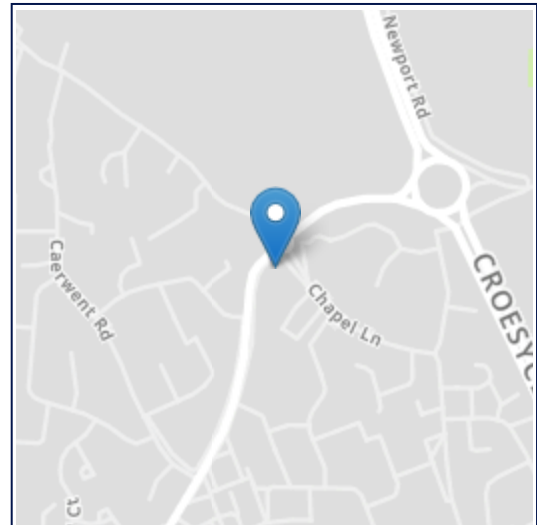
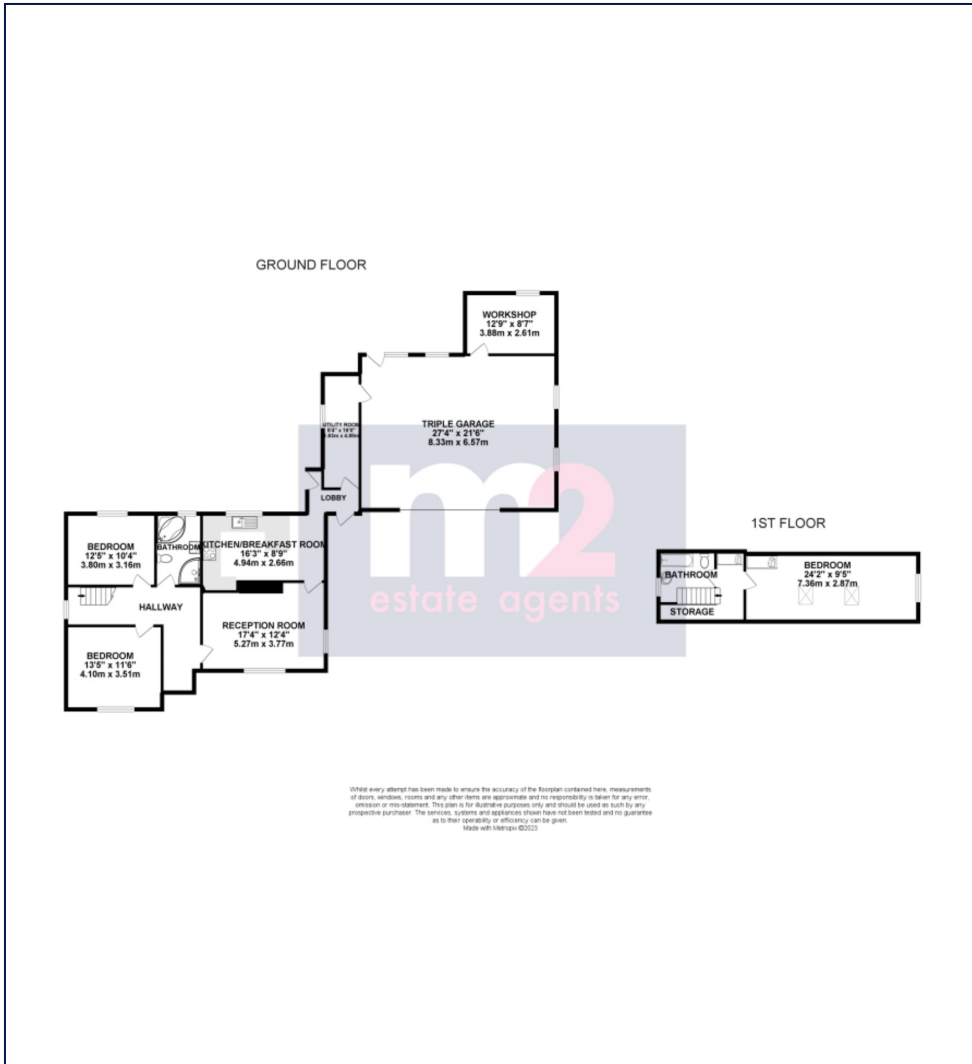
Must be viewed. Council Tax Band F. EPC C73. FREEHOLD.

Services:

All mains services

Council Tax Band:

Council Tax Band F. Torfaen BC.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(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.

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