



42 Greenmeadow Way, Cwmbran, NP44 3NG
Guide Price £115,000

GUIDE PRICE £115,000 - £120,000

Offered for sale with NO ONWARD CHAIN, this well-presented TWO BEDROOM GROUND FLOOR FLAT is an ideal opportunity for first-time buyers, downsizers, or investors.

The accommodation comprises a SPACIOUS LIVING/DINING room, a fitted kitchen, two bedrooms, and a family bathroom.

Externally, the property enjoys GARDENS TO BOTH FRONT AND REAR, providing valuable outdoor space rarely found with similar homes.

Situated in a convenient location close to local amenities, Cwmbran Town Centre, well-regarded schools, and excellent transport links, this property offers comfortable living with everything on your doorstep.

Viewing is highly recommended.

EPC Rating: C
 Council Tax Band: A



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Entrance

Part glazed front entrance door to;

Entrance Hall

Radiator, doors to;

Bedroom Two

5'10" x 9'6" (1.80 x 2.90)

Under stairs storage cupboard, radiator, double glazed window to front

Bedroom One

10'1" x 12'10" (3.09 x 3.93)

Double glazed window to rear, radiator

Bathroom

7'3" x 4'10" (2.23 x 1.49)

Panelled bath with electric shower over, low level WC, pedestal wash hand basin, obscure double glazed window to rear, chrome towel radiator, ceramic tiled walls

Living Room

10'11" max x 15'1" (3.33 max x 4.61)

Double glazed window to front, radiator, opening to;

Kitchen

7'4" max/5'9" min x 9'9" (2.24 max/1.76 min x 2.98)

Fitted with a range of base and eye level wall units with roll edge work preparation surfaces over, inset stainless steel sink and drainer unit, wall mounted boiler, space for cooker, ceramic tiled splash backs, double glazed window to rear, part glazed door to rear, radiator,

Outside

Front - Path to front entrance door with remainder laid to lawn, storage cupboard

Rear - Enclosed rear garden with wooden fencing, mainly laid to lawn, tap connected

Tenure

We have been advised this property is Leasehold. To be verified

