



CWMBRAN

Guide price £350,000



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1 THE HIGHWAY

Croesyceiliog, Cwmbran, NP44 2BG



Detached four bedroom property
No chain
Ample parking

This four bedroom detached house is located in the increasingly popular area of Croesyceiliog Cwmbran and was once known as a police station. The property itself is well positioned by being within a short distance to local shops, amenities and schools, The property is also within a 10-15min walk into Cwmbran town centre. The property comprises large drive, living room, dining room, kitchen, and downstairs WC. To the first floor the property has four bedrooms, master en suite and family bathroom.



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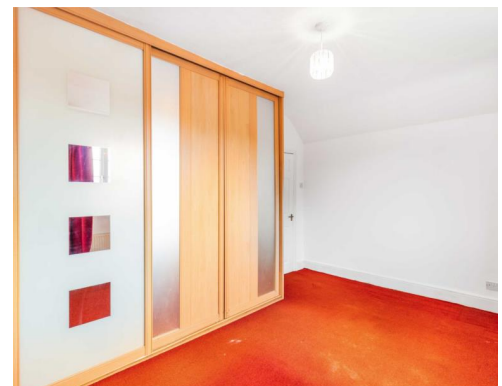


KEY FEATURES

- No chain
- Detached property
- Large drive
- Great location
- Traditional features



STEP INSIDE



ENTRANCE HALL

Carpeted. Double glazed stain glass window facing front aspect. Single glazed window into living room. Radiator. Power points. Stairs to first floor and access into living room.

LIVING ROOM

6.63m x 5.50m (21'9" x 18'1")

Carpeted. Two radiators. Power points. Double glazed bay window facing front aspect. Double glazed windows facing side aspect. Additional two double glazed stain glass windows facing other side aspect. Feature mantle piece. Access into third reception room/dining room.

RECEPTION ROOM / DINING ROOM

8.23m x 2.77m (27'0" x 9'1")

Laminated flooring. Two radiators. Power points. Double glazed window facing side aspect. Double glazed French doors to rear garden. Access into kitchen.

KITCHEN

4.06m x 2.58m (13'4" x 8'6")

Tiled flooring. Fitted wall and base units. Tiled splash back. Power points. Double glazed window facing side aspect. Space for cooker with over head extractor. Space for fridge. Radiator. Access into downstairs cloakroom. Door to rear/front garden.

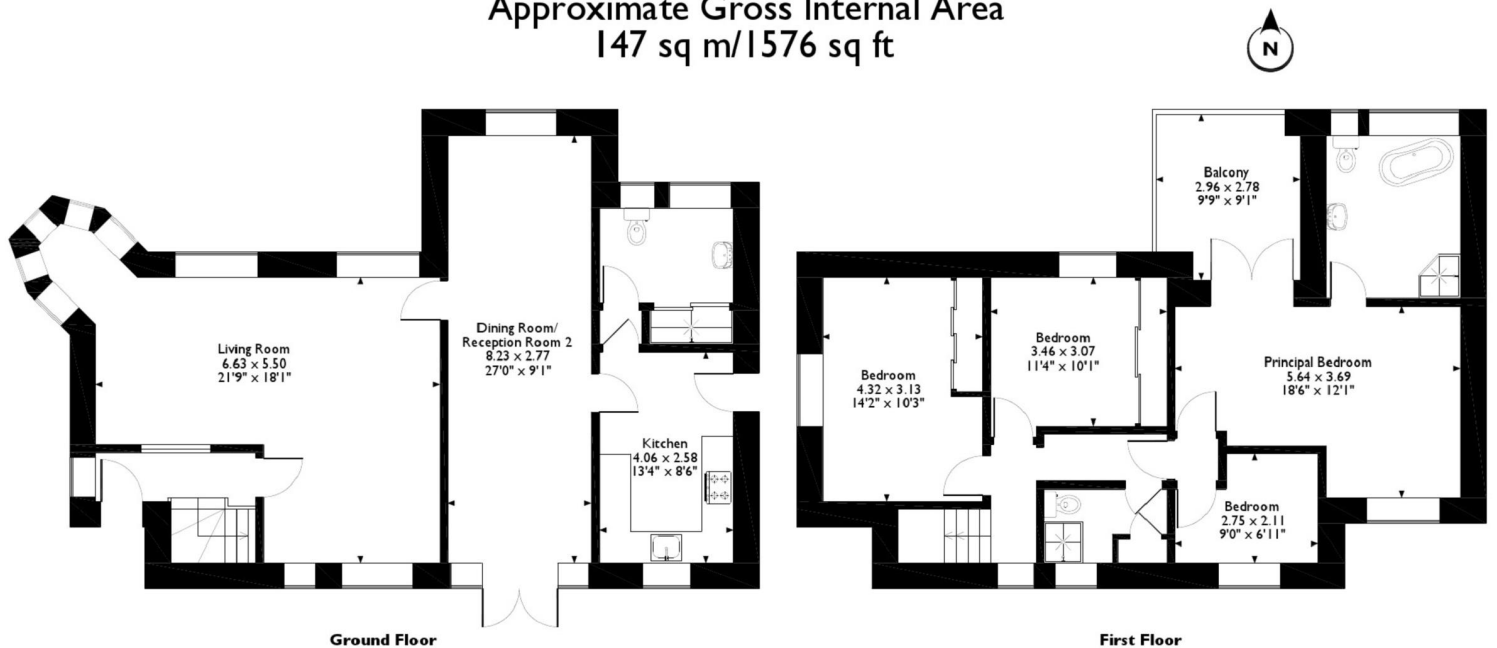
CLOAKROOM

Tiled flooring. Wash hand basin. WC. Radiator. Two double glazed windows facing side aspect. Sliding door storage cupboard.

Stairs to FIRST FLOOR and LANDING

Carpeted. Power points. Radiator. Double glazed window facing side aspect. Access into four bedrooms and family bathroom.

I The Highway Croesyceiliog, Cwmbran, Torfaen
 Approximate Gross Internal Area
 147 sq m/1576 sq ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

BEDROOM ONE

Carpeted. Power points. Radiator. Double glazed window facing side aspect. Double glazed French doors leading to balcony. Access into en suite.

EN SUITE

Four piece suite comprising shower cubicle, free standing bath, wash hand basin and WC. Radiator. Tiled splash back. Double glazed window facing side aspect.

BEDROOM TWO

Carpeted. Radiator. Fitted wardrobes. Power points. Double glazed window facing front aspect.

BEDROOM THREE

Carpeted. Radiator. Fitted wardrobes. Power points. Double glazed window facing side aspect.

BEDROOM FOUR

Carpeted. Radiator. Power points. Double glazed window facing side aspect.

BATHROOM

Tiled flooring. Wash hand basin, shower cubicle and tiled splash back. Double glazed window facing side aspect. Storage cupboard housing boiler.

STEP OUTSIDE



Low maintenance and beautifully presented sitting on 0.14 acres. The plot is positioned well and you get the sun to the front and rear all day. The side the property comprises outbuilding/garage, patio slabbed/decked sun trap areas, the property also has its own well, and to the front the property can afford 6+ vehicles.

INFORMATION

Postcode: NP44 2BG
Tenure: Freehold
Tax Band: E
Heating: Gas
Drainage: Mains
EPC: D





DIRECTIONS

From the Croesyceiliog Bypass (A4042) take the exit onto turnpike road, follow the road passed the police heat quarters (positioned on the right), at the roundabout go straight over following Turnpike road, and the property is on the right hand side opposite the turning to Woodland Road.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		80
(81-91)	B		
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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