



## Edlogan Way, Croesyceiliog

£170,000

- Great first time buy
- Within walking distance of Cwmbran town centre and railway station
- Close to the Afon Llwyd river trail which is a lovely family-friendly walk
- Council Tax Band - C
- Large garden with rear access House to sell? Call us today to find out how we can get you moving!



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## About the property

This house benefits from a conservatory and large rear garden with back access. Located in the popular area of Croescyliog the property has local shops and a primary school close by and is within walking distance of Cwmbrian town centre with its cinema, bowling alley and shopping centre.





## Accommodation

### Living Room

15' 11" x 10' 8" ( 4.85m x 3.25m )

### Kitchen

12' 5" x 11' 1" ( 3.78m x 3.38m )

### Conservatory

### Utility Room

### Bedroom One

15' 11" x 8' ( 4.85m x 2.44m )

### Bedroom Two

10' 8" x 10' 2" ( 3.25m x 3.10m )

### Family Bathroom

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## Floorplan

## Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

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