

Presteigne Walk, St Dials, CWMBRAN

£165,000

HOLMES AND CASTLE are delighted to offer for sale this mid terraced three bedroomed home situated in the pleasant locate of cwmbbran, which is a prime location for commuters and offers easy access to well regarded schools and the thriving town centre as well as lovely canal walks. The property features double glazed windows, gas central heating throughout. There is a modern fitted kitchen with a range of wall and base units and a utility/ pantry ideal for additional storage. Lounge with feature fire and views overlooking the front green. Dining room with views of the rear garden, first floor modern bathroom with separate shower enclosure and bath, three good size bedrooms. The rear garden features a small patio area and is laid to lawn. This particular property is being sold with no onward chain and early viewing is highly recommend.



POPULAR RESIDENTIAL LOCATION

THREE BEDROOMS

ENCLOSED REAR GARDEN

QUIET CUL DE SAC

TWO RECEPTION ROOMS

NO CHAIN

ACCOMMODATION

Front Aspect

Laid to lawn front garden with hedge row either side. Entrance to the property is via a double glazed door with decorative window panel adjacent to side panel with opaque window leading into the hallway

Entrance Hallway

The hallway features plastered walls and ceiling, stairs leading to the first floor, doors to the lounge and kitchen areas plus radiator for comfort.

Lounge 11' 9" x 12' 0" (3.593m x 3.650m)

Good size lounge with textured walls and ceiling, UPVC double glazed window to the front aspect overlooking front garden, a feature newly installed electric fire is in situ and radiator. A door leads to the dining room

Dining Room 7' 0" x 11' 9" (2.134m x 3.583m)

Dining Room plastered walls and ceiling with one feature wall papered, UPVC double glazed window overlooking rear garden, radiator for comfort.

Kitchen

Great sized modern fitted kitchen with UPVC back door and Upvc double glazed window overlooking the rear garden. Additional pantry and under-stairs cupboard offer convenience. There is a sink and drainer, rolled edge worktops and a range of wall and base units, built in oven and hob. The walls and ceiling are plastered with tiled splashback around the work surface. There is a breakfast bar in situ, making this is a great space!

Utility room/ Pantry

Additional kitchen storage cupboards, under-stair storage and roll edge work surface.



First Floor Landing

To the first floor landing is a storage cupboard and an attic hatch, doors leading to first floor bathroom and all three bedrooms.

Bedroom One 11' 10" x 9' 6" (3.611m x 2.906m)

Bedroom One is a large double with additional storage cupboard, a UPVC double glazed window overlooking front aspect, plastered ceiling and papered walls plus radiator offering additional comfort.

Bedroom Two 11' 11" x 8' 11" (3.624m x 2.712m)

Bedroom Two features a large UPVC double glazed window overlooking the rear garden, paper finish ceiling, papered walls, storage cupboard housing Worcester Combi boiler, radiator for comfort.

Bedroom Three 9' 7" x 6' 0" (2.924m x 1.840m)

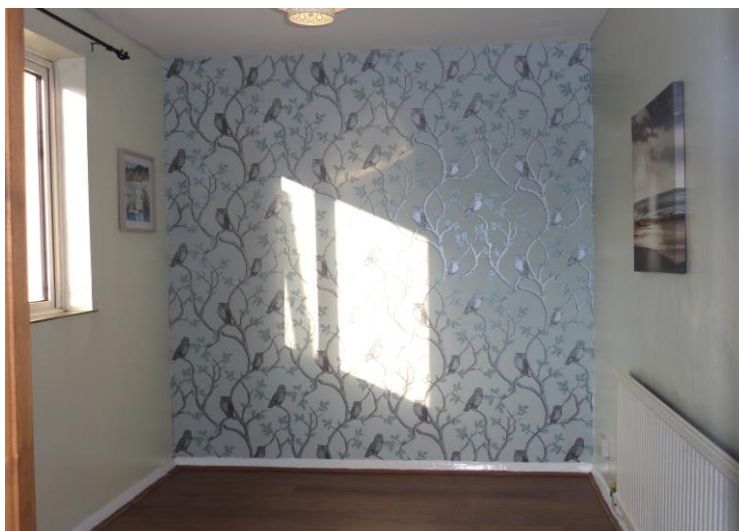
Bedroom Three features a UPVC double glazed window overlooking the front green area, plaster finish ceiling, papered walls, radiator and storage cupboard

Family Bathroom

Modern white bathroom suite, with separate shower cubicle and enclosure, double ended bath, inbuilt vanity unit with sink, low level WC, chrome towel rail and 2 x opaque double glazed windows for further privacy. Fully tiled in white tiles giving this space a clean and fresh feel.

Rear Garden


A lovely rear garden offering a lawn area, storage shed, and fencing either side.





MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		89
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92-100) A		
(81-91) B		89
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	