

**15 West Roedin
Coed Eva
Cwmbran**



SPACIOUS AND WELL PRESENTED FOUR BEDROOM FAMILY HOME

- NO ONWARD CHAIN
- FOUR BEDROOMS
- TWO SPACIOUS RECEPTION ROOMS
- MODERN FITTED KITCHEN
- PLEASANT GARDEN ROOM
- GROUND FLOOR WC, FIRST FLOOR BATHROOM
- MODERN GAS BOILER
- FRONT, SIDE AND REAR GARDENS
- CLOSE TO AMENITIES
- MAIN ROAD CONNECTIONS CLOSE BY

£180,000



CARDIFF

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NEWPORT

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PONTYPRIDD

1 Church Street,
Pontypridd, CF37 2TH
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01443 485000

West Roedin, Cwmbran, NP44 7EB

Introduction

Offered to the market with no onward chain is this spacious and well presented semi detached family home, offering four bedroom accommodation situated in the popular Coed Eva area in Cwmbran, just minutes from excellent amenities and main road connections. Within walking distance there are local shops, bus stops and well regarded schools as well as easy access onto the A4042 and M4 motorway.

The property offers generous room proportions, all of which are well presented. On entering the property from the front, we are welcomed into the hallway which leads off to a spacious through lounge/diner (with dividing doors), a practical kitchen, ground floor WC and a newly fitted garden room with sliding doors and opening roof. Upstairs, the landing leads off to FOUR bedrooms and family bathroom then, outside, well maintained and enclosed front, rear and side gardens.

Tenure

Freehold

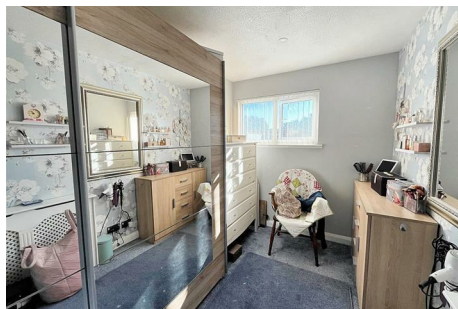
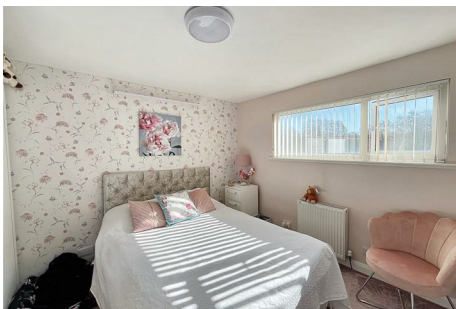
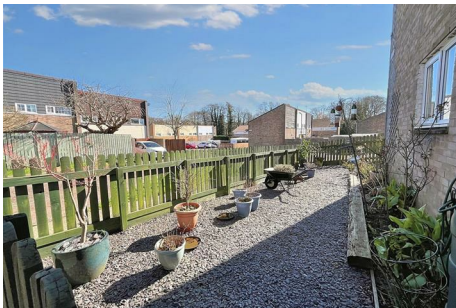
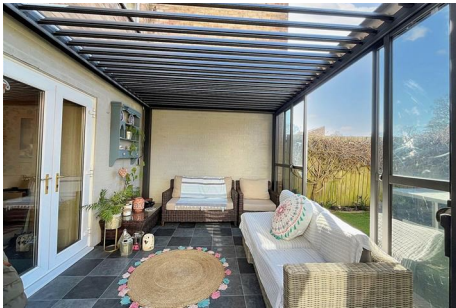
Council tax

Band C


Viewing

By prior appointment with vendors agents James Douglas. Tel: 01633 212666.


These particulars do not constitute an offer or contract of sale. Whilst every care is taken in the preparation of these particulars, their accuracy cannot be guaranteed and prospective purchasers should satisfy by inspection or otherwise as to the correctness of any statements or information contained therein.



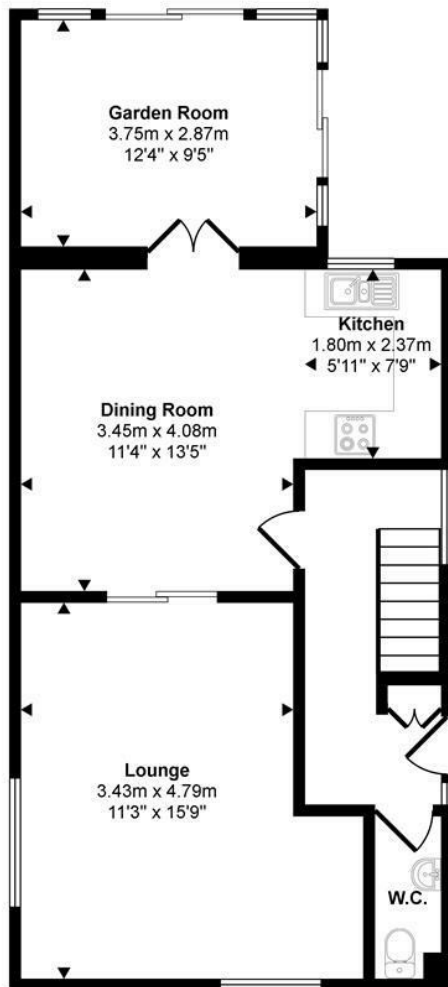
Energy Efficiency Rating

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

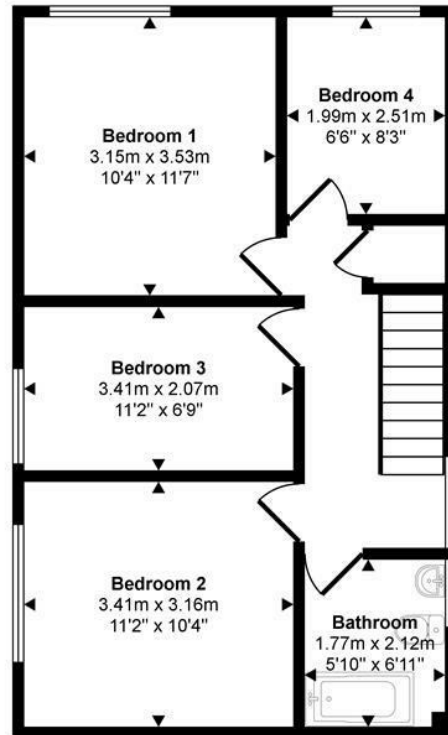
Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Approx Gross Internal Area
108 sq m / 1166 sq ft



Ground Floor
Approx 60 sq m / 649 sq ft



First Floor
Approx 48 sq m / 517 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.