



**54 Clark Avenue, Pontnewydd, Cwmbran, NP44 1RZ**

**Offers In The Region Of £325,000**

- Deceptively Spacious Detached Bungalow
- Two Reception Rooms & Conservatory
- Double Glazed and GCH
- Potential to Improve and Extend (subject to PP)
- Three Bedrooms
- Corner Plot
- Garage and Driveway
- No Chain

# 54 Clark Avenue, Cwmbran NP44 1RZ

Rachel J Homes is delighted to market this Deceptively Spacious Detached Bungalow enjoying a corner plot and offers lots of potential to improve and extend (subject to PP). Ideally situated close to Cwmbran and within easy reach to local shops, amenities, schools and transport links, this would make a great family home. Offering plenty of space inside and out, the accommodation briefly comprises of Entrance Hall, Lounge, Dining Room, Kitchen, Conservatory, Three Bedrooms, Bathroom, Front, Side and Rear Gardens, Garage and Parking. Added benefits of this home include double glazing, gas central heating plus there is no onward chain. Accompanied viewings - CALL NOW to book yours!!



EPC  
D

Freehold

Council Tax Band: E



**Entrance Hall**

UPVC double glazed door, picture rail, tiled floor, alarm panel, doors off.

**Lounge**

**4.73 x 4.16 (15'6" x 13'7")**

Two UPVC double glazed windows to side, radiator, coved ceiling, wooden floor.

**Kitchen**

**5.14 x 2.47 (16'10" x 8'1")**

UPVC double glazed window to rear, range of wall and base units with work surface over, inset one a half bowl resin sink with mixer tap, built in eye level oven and microwave, built in gas hob, plumbing for washing machine, space for tumble dryer, integrated fridge, part tiled walls, tiled floor.

**Dining Room**

**3.71 x 3.00 (12'2" x 9'10")**

UPVC double glazed window to rear, radiator, picture rail, coved ceiling.

**Conservatory**

**3.42 x 2.11 (11'2" x 6'11")**

UPVC double glazed door to rear, Poly carbon roof radiator, picture rail, tiled floor.

**Bedroom One**

**4.01 x 3.04 (13'1" x 9'11")**

UPVC double glazed window to side, radiator coved ceiling, laminate flooring.

**Bedroom Two**

**3.64 x 3.00 (11'11" x 9'10")**

Two UPVC double glazed window to front, radiator, coved ceiling, laminate flooring, dado rail.

**Bedroom Three**

**3.07 x 3.03 (10'0" x 9'11")**

Dual aspect UPVC double glazed window to front and side, radiator, laminate flooring, coved ceiling.

**Bathroom**

UPVC double glazed window to side, radiator, white suite comprises P-shaped bath with shower over, low-level WC, wash hand basin set in vanity unit with cupboard under, tiled walls and floor, access to loft.

**Corner Plot****Front Garden**

Enclosed by hedging, mainly laid to lawn.

**Side Garden**

Enclosed by hedging laid to lawn

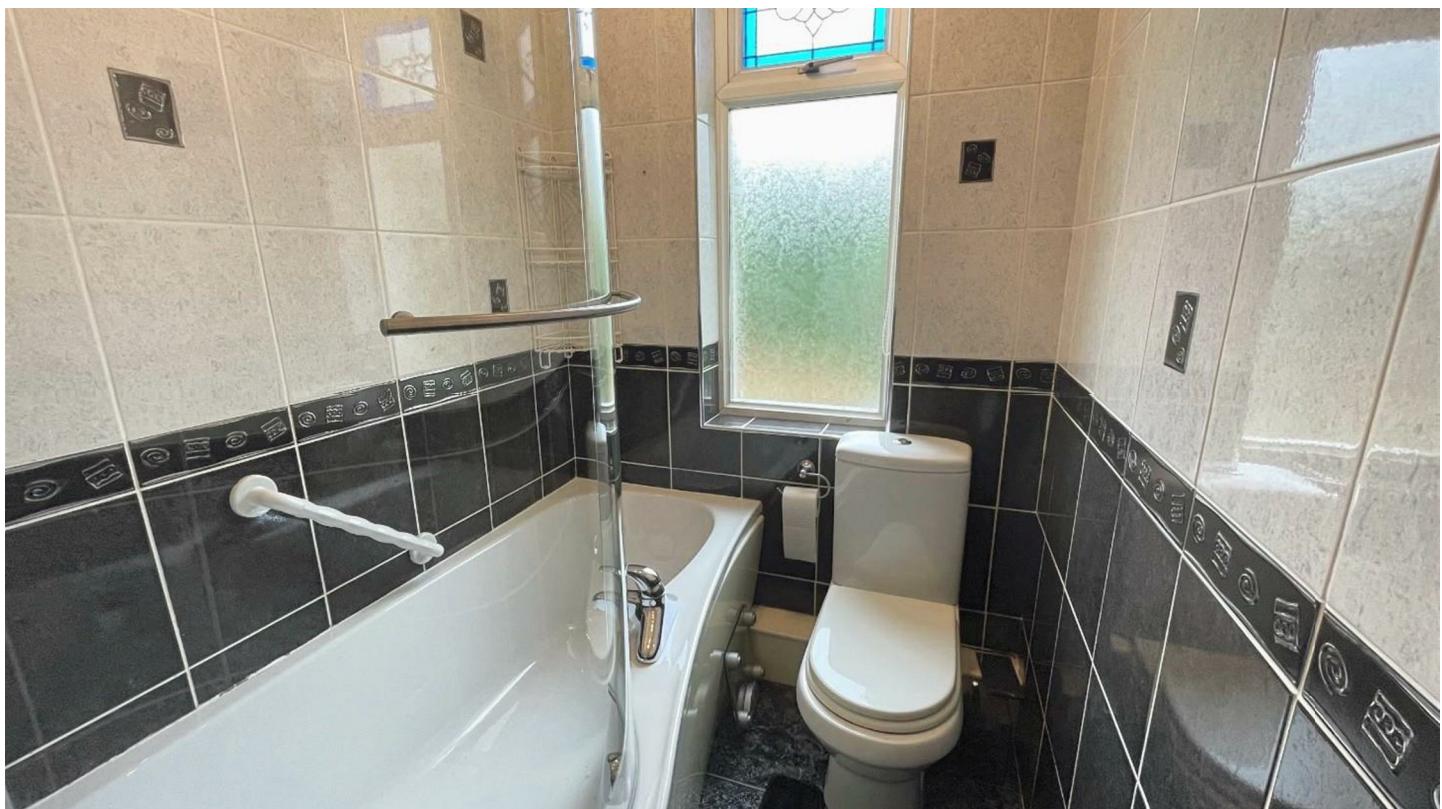
**Rear Garden**

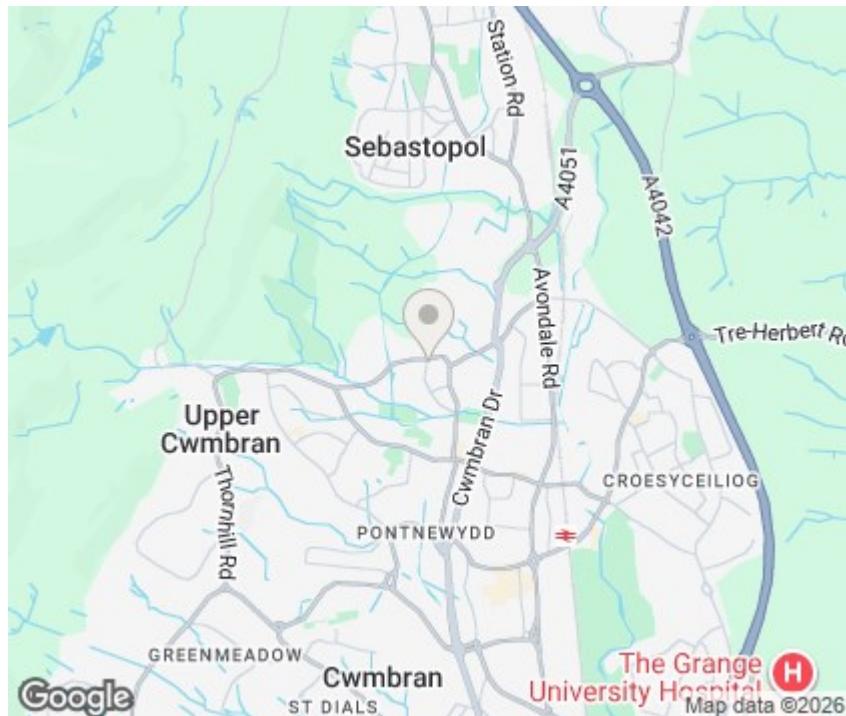
Enclosed by part walling and fencing, laid to patio, shed, access door into garage, outside tap.

**Garage**

Up and over door, power and light.







## Viewings

Viewings by arrangement only. Call 01934 621299 to make an appointment.

## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		85
(81-91)	B		
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

