

**7 PEMBREY PATH  
ST DIALS  
CWMBRAN  
NP44 4RR**

**burnett  
davies**

Chartered Surveyors

21 Penline Road,  
Whitchurch,  
Cardiff  
CF14 2AA

Tel: 029 2062 1162  
Fax: 029 2062 1141

Email: [enquiries@burnettdavies.com](mailto:enquiries@burnettdavies.com)  
[www.burnettdavies.com](http://www.burnettdavies.com)



**Particulars**

**£85,000**

**Contact: 029 2062 1162**



## LOCATION

The property is located on the west side of Greenmeadow Way in an established residential area close to local amenities.

## DESCRIPTION

The property comprises a two storey, three bed mid terraced house with a small front forecourt.

The property benefits from double glazing to both the front and rear elevations.

Internally, the property has reasonably modern fixtures and fittings and is centrally heated throughout.

There is a rear patio / garden area and car parking is provided at the end of the terrace in a communal car park.

## ACCOMMODATION

### Ground Floor

Kitchen / Diner	15.31m <sup>2</sup>
Front Lobby / WC	03.44 m <sup>2</sup>
Lounge	18.25 m <sup>2</sup>

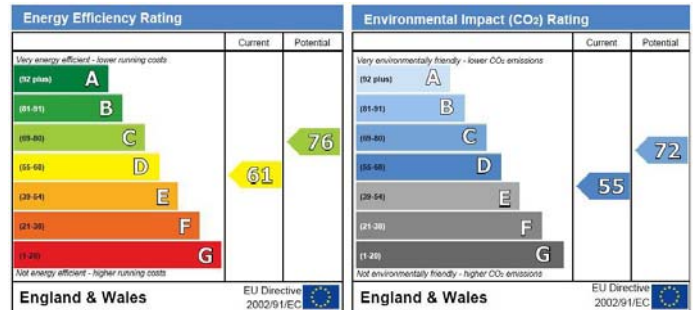
### First Floor

Bathroom	03.62 m <sup>2</sup>
Bedroom 1	19.15 m <sup>2</sup>
Bedroom 2	11.81 m <sup>2</sup>
Bedroom 3	05.82 m <sup>2</sup>

## TERMS

The freehold is available to purchase at an asking price of **£85,000**.

## ENERGY PERFORMANCE CERTIFICATE



## HOME INFORMATION PACK

[http://hips.rtllegal.co.uk/hips/publicdownload.aspx?file=HIP\\_951129.01.pdf&token=c1b601eaf0281da35847cea7c45c21f6](http://hips.rtllegal.co.uk/hips/publicdownload.aspx?file=HIP_951129.01.pdf&token=c1b601eaf0281da35847cea7c45c21f6)

## VIEWINGS

Strictly by prior arrangement with Sole Agent. For further information please contact;

**Burnett Davies**  
**21 Penline Road**  
**Whitchurch**  
**Cardiff**  
**CF14 2AA**

**Tel: 029 2062 1162**  
**Fax: 029 2062 1141**  
**Email: [agency@burnettdavies.com](mailto:agency@burnettdavies.com)**

Subject to contract and availability.

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