



1 Burns Lane, Cwmbran, NP44 4LS

Guide price £190,000



GUIDE PRICE £190,000-£200,000 Nestled in the charming area of St. Dials, Cwmbran, this semi-detached house on Burns Lane offers a perfect blend of comfort and convenience. With two spacious reception rooms, this property provides ample space for both relaxation and entertaining guests. The well appointed kitchen flows seamlessly into the dining area, making it an ideal setting for family meals and gatherings.

The location is particularly appealing, with local amenities, schools, and parks within easy reach, making it an excellent choice for families or professionals seeking a vibrant community.

In summary, this semi detached house on Burns Lane is a wonderful opportunity for those looking to settle in a welcoming neighbourhood. With its generous living spaces, comfortable bedrooms, and practical parking, it is sure to meet the needs of a variety of buyers. Do not miss the chance to make this lovely property your new home.



MAIN DESCRIPTION

This attractive semi detached property is ideally located close to schools, local amenities, and bus routes, making it a convenient choice for families and commuters alike. Offered with no onward chain, this home presents a fantastic opportunity to settle into a well connected and sought after area.

Upon entering the property, you are greeted by a welcoming entrance hall with stairs leading to the first floor. The contemporary kitchen/breakfast room is beautifully appointed with base and wall units, a gas hob, and an electric oven. It also includes a drinks chiller fridge, integrated fridge/freezer, and a washing machine, all complemented by underlighting for a modern touch. A window to the rear and a door to the side provide natural light and easy access to the garden.

The dining room, located at the front of the property, leads through to the spacious lounge, which is filled with light from the rear facing window, creating a comfortable and inviting living space.

On the first floor, there are three bedrooms, providing plenty of room for a growing family. The shower room is equipped with a vanity wash hand basin incorporating a WC, a shower cubicle, and a heated towel rail for added comfort.

The rear garden is enclosed, offering privacy and a peaceful outdoor space, with a lawn area and a patio, ideal for relaxation or outdoor dining. A shed provides additional storage, and a door gives access to the

garage. A side gate offers further access to the front of the property, where there is an enclosed area with a gate, providing additional security.

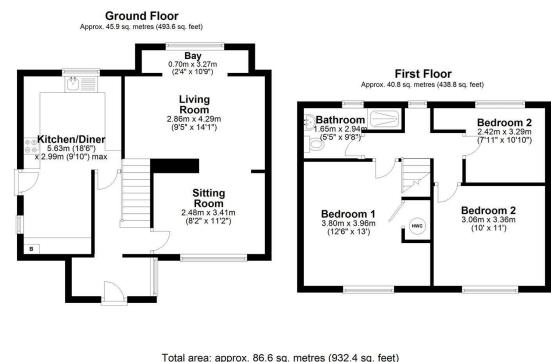
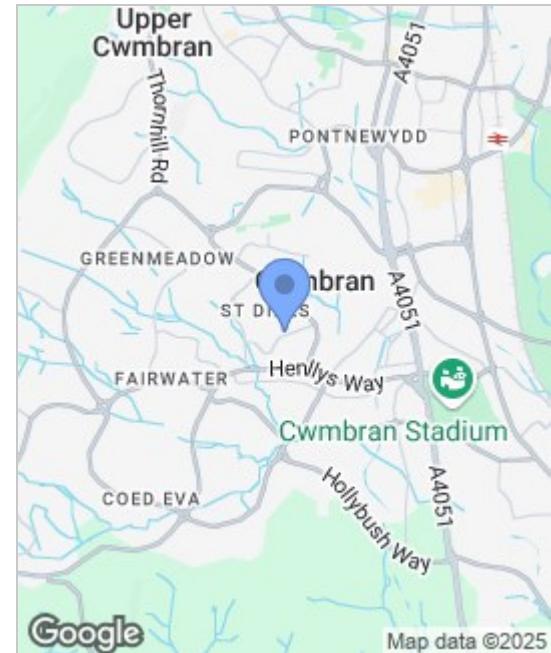
To the front of the property, a driveway leads to the garage, offering storage space.

With its desirable location and modern features, this semi detached home offers great potential. Early viewing is highly recommended to fully appreciate all it has to offer.

TENURE: FREEHOLD

COUNCIL TAX BAND: B

NB: One2One Estate Agents have been advised by the seller the details pertaining to this property. It is the buyer's responsibility to determine council tax band and tenure. We would encourage any interested parties to seek legal representation and obtain professional advice prior to purchase.



Total area: approx. 86.6 sq. metres (932.4 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus)		A	73
(81-91)		B	58
(69-80)		C	
(55-68)		D	
(39-54)		E	
(21-38)		F	
(1-20)		G	
Not energy efficient - higher running costs			
		EU Directive 2002/91/EC	
England & Wales			

Environmental Impact (CO ₂) 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			
		EU Directive 2002/91/EC	
England & Wales			

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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