



## 50 Salisbury Court, Cwmbran, NP44 3ER

### Guide price £200,000



\*\*\*GUIDE PRICE £200,000-£220,000\*\*\* This charming end-terrace house presents an excellent opportunity for both first-time buyers and families alike. The property boasts a well-presented interior, ensuring a warm and inviting atmosphere from the moment you step inside.

The two reception rooms provide versatile areas that can be tailored to your needs, whether you envision a cosy lounge for family gatherings or a formal dining space for entertaining guests.

In summary, this well-presented end-terrace house in Cwmbran is a fantastic opportunity for anyone seeking a comfortable and convenient home. With its appealing features and prime location, it is sure to attract considerable interest. Do not miss the chance to make this delightful property your own.





MAIN DESCRIPTION

A well presented end terraced family home, ideally positioned in a sought-after location with excellent access to local bus routes, major road links, nearby schools and the popular Greenmeadow Community Farm. The property benefits from enclosed gardens to both the front and rear and is offered for sale with no onward chain.

The accommodation is entered via an enclosed porch which leads into a welcoming entrance hall with stairs rising to the first floor and useful under-stairs storage. The lounge is located to the front of the property and enjoys a large window providing plenty of natural light. To the rear is a separate dining room with window overlooking the garden, ideal for family meals and entertaining.

The modern fitted kitchen/breakfast room is a real feature of the home, offering an excellent range of base and wall units with work surfaces over. Appliances include a five-ring gas hob, electric oven, microwave, integrated dishwasher, fridge/freezer and wine fridge. A breakfast bar provides casual dining space, while a skylight enhances the light and airy feel. A door gives direct access to the rear garden, making this a fantastic space for entertaining.

Leading from the kitchen is a useful utility room with plumbing for a washing machine, space for a tumble dryer, window and door to a ground floor WC, which comprises a low-level WC and wash hand basin.

To the first floor are three

bedrooms. Bedroom one benefits from fitted wardrobes, while bedroom three features an over-stairs storage cupboard. The modern family bathroom comprises a panelled bath with power shower over, pedestal wash hand basin and window to the rear. A separate WC adds further convenience.

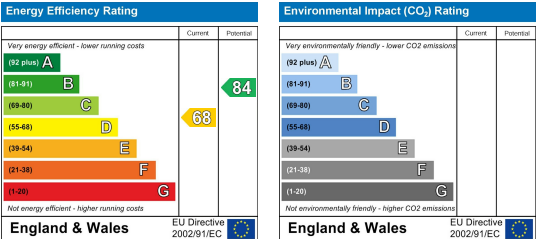
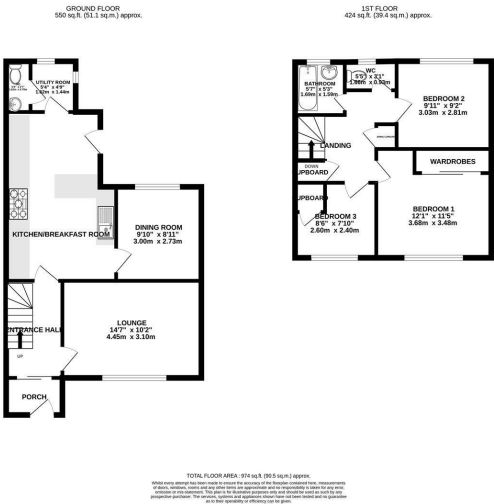
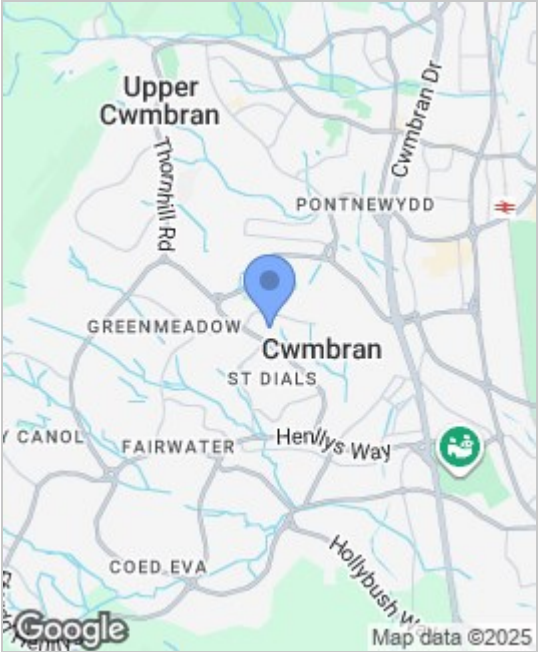
Externally, the rear garden is fully enclosed and designed for low maintenance, featuring a large patio area, chipping area and artificial grass. There is also a secure outdoor office with underfloor heating and a skylight, ideal for home working or hobbies, along with gated access. The front garden is also enclosed, laid with artificial grass and a pathway leading to the entrance gate.

This attractive home is well maintained throughout and must be viewed to be fully appreciated. Early viewing is highly recommended.

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.



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.