



## 24 Abbey Road, Cwmbran, NP44 3LB

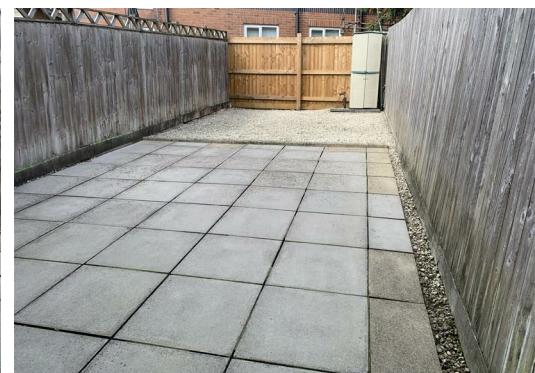
### Asking price £165,000



This delightful terraced house presents an excellent opportunity for those seeking a comfortable and convenient home. With two bedrooms, this property is ideal for small families, couples, or individuals looking for a peaceful retreat.

One of the standout features of this home is the ample parking available, a rare find in many urban settings. This added convenience allows for easy access and peace of mind for residents and visitors alike.

The location on Abbey Road is particularly advantageous, providing easy access to local amenities, schools, and transport links, making it an ideal base for both work and leisure. Cwmbran



## MAIN DESCRIPTION

Situated in the sought after area of Old Cwmbran, this well presented terraced property offers an excellent opportunity for first-time buyers, investors, or those looking to downsize.

Ideally located within walking distance of Cwmbran Town Centre and canal-side walks, the home also benefits from excellent bus routes and convenient road links.

To the front of the property, there is a large parking area providing ample off-road parking — a rare and valuable feature for a terraced home.

The accommodation comprises an entrance hall with a built-in storage cupboard and access to the lounge. The bright and welcoming lounge features a front-facing window and staircase to the first floor, and it opens into the dining room, which has patio doors leading out to the enclosed rear garden — ideal for entertaining or family living.

The fitted kitchen offers a range of base and wall units, an electric hob and oven, plumbing for a washing machine, space for a fridge/freezer, and a window overlooking the rear garden.

Upstairs, there are two bedrooms and family bathroom comprising a panelled bath with shower over, pedestal wash hand basin, low-level WC, radiator, and rear facing window.

Outside, the property enjoys an enclosed rear garden, mainly laid with decorative stone for low maintenance, along with a paved patio area — perfect for

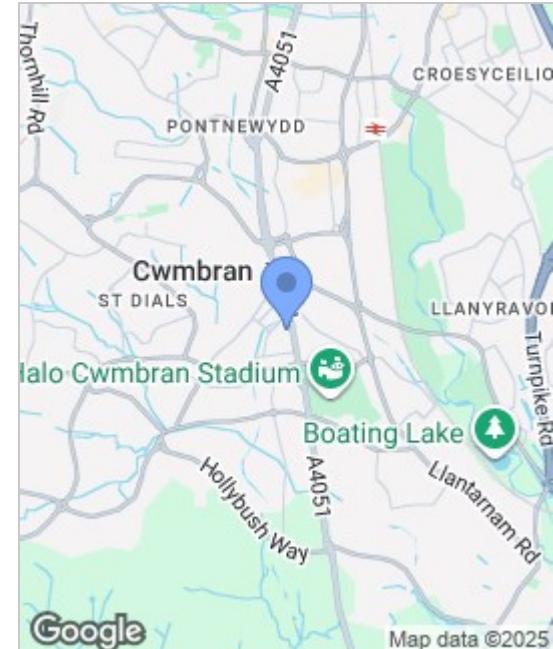
relaxing or outdoor dining.

This is an ideal property in a desirable location, with generous off-road parking and a low-maintenance garden. 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.



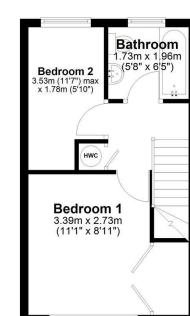
Ground Floor

Approx. 26.7 sq. metres (287.9 sq. feet)



First Floor

Approx. 26.0 sq. metres (279.4 sq. feet)



Total area: approx. 52.7 sq. metres (567.3 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		81
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs		65	
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
EU Directive 2002/91/EC			
England & Wales			

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5 - 7 New Street, Cwmbran, Torfaen, NP44 1EE

Tel: 01495219699

Email: [Enquiries@one2oneestateagents.co.uk](mailto:Enquiries@one2oneestateagents.co.uk)