



## 76 Edlogan Way, Cwmbran, NP44 2LU

### Guide price £180,000



One2one are delighted to present this charming mid-terrace house is a splendid opportunity for families and first-time buyers alike. With a guide price of £195,000 to £205,000, this well-presented three-bedroom property boasts a practical layout and generous living space throughout.

This property combines functional design with comfortable living spaces, making it an excellent choice for those seeking a home that meets the needs of modern life. With its appealing features and prime location, this house is sure to attract interest.



## MAIN DESCRIPTION

GUIDE PRICE \*\*\* £180,000 -

£190,000\*\*\* One2One Estate

Agents are delighted to offer this well-presented three-bedroom terraced property situated in Edlogan Way, Croseyceiliog, Cwmbran offering a practical layout and generous living space throughout.

Upon entering the home, you are welcomed directly into a bright hallway, setting the tone for the rest of the property. Straight ahead lies a fitted kitchen, complete with ample worktop space and convenient under-stair storage. The layout flows seamlessly into the main living area, where the living room opens into the dining room—enhanced by a knocked-through wall that creates a spacious, open-plan feel. This clever design forms a continuous loop, connecting back through to the kitchen, ideal for modern family living and entertaining.

The kitchen also provides access to the rear of the property, leading out to a fully enclosed garden. This outdoor space features both a patio area and a lawn, offering a perfect balance for relaxing and outdoor activities.

Upstairs, the property comprises three well-proportioned bedrooms. Bedrooms one and two benefit from built-in wardrobes, providing excellent storage solutions, while the third bedroom enjoys a pleasant front-facing view.

The family bathroom is fitted with a built-in shower, and for added practicality, the toilet is situated separately, divided by a wall to enhance privacy.

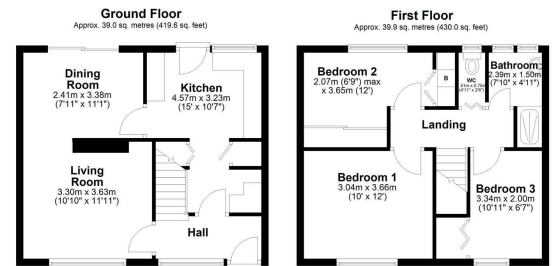
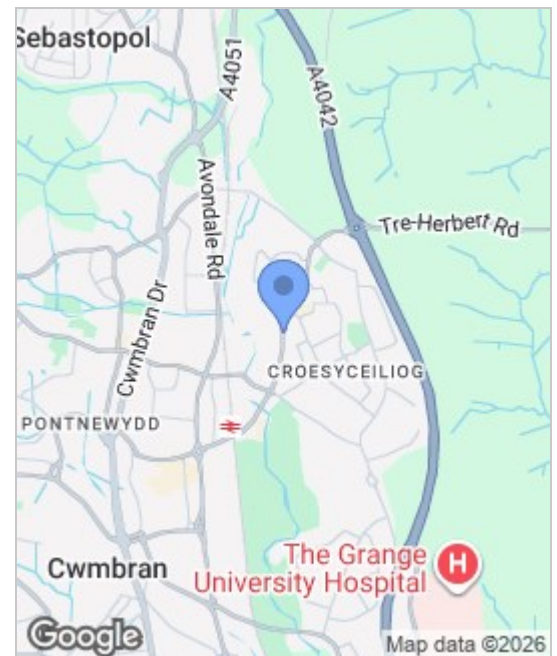
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as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

This home is an excellent choice for families or first-time buyers, combining functional design with comfortable living spaces both inside and out.

TENURE - Leasehold

COUNCIL TAX - Band 'C'

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. 78.9 sq. metres (849.6 sq. feet)

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

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
[92 plus] <b>A</b>	
[81-91] <b>B</b>	
[69-80] <b>C</b>	
[55-68] <b>D</b>	
[39-54] <b>E</b>	
[21-38] <b>F</b>	
[1-20] <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	
EU Directive 2002/91/EC	