



## 103 Daffodil Court, Cwmbran, NP44 6JF

### Guide price £290,000



\*\*\*GUIDE PRICE £290,000-£300,000\*\*\* Nestled in the highly sought after location of Daffodil Court, Cwmbran, this charming detached house presents an excellent opportunity for families and individuals alike. With three bedrooms, this property offers ample space for comfortable living. The two inviting reception rooms provide versatile areas for relaxation and entertainment, making it easy to host gatherings or enjoy quiet evenings at home.

Additionally, the property boasts parking for two vehicles, a valuable asset in today's busy world.

Daffodil Court is known for its friendly community atmosphere and proximity to local amenities, schools, and parks, making it an ideal choice for those seeking a peaceful yet connected lifestyle. This delightful home is perfect for anyone looking to settle in a desirable area of Cwmbran. Don't miss the chance to make this lovely property your own.



## MAIN DESCRIPTION

A well presented detached family home situated in a sought after residential location, ideal for commuters and families alike. Within easy reach of well regarded schools, local shops, amenities and convenient bus routes, this property offers both comfort and practicality in a desirable setting.

Upon entering, you are welcomed by a spacious entrance hall with stairs rising to the first floor. The light-filled lounge features a front-facing window, a modern electric fire with surround, creating a warm and inviting atmosphere. The modern fitted kitchen/dining room is the heart of the home, boasting a range of wall and base units, gas hob with electric oven, plumbing for a washing machine, and space for a fridge/freezer. French doors and a rear window allow natural light to flood in, while providing access to the rear garden.

Upstairs offers three well-proportioned bedrooms and a contemporary family bathroom comprising a panelled bath with electric shower over, pedestal wash hand basin, and low-level WC.

Outside, the enclosed private rear garden is a true retreat, featuring a patio area perfect for outdoor dining, a lawn, and decking area to the rear, complemented by mature plants and a side gate for external access. To the front, there is a neat lawn and a driveway providing off road parking leading to a single garage.

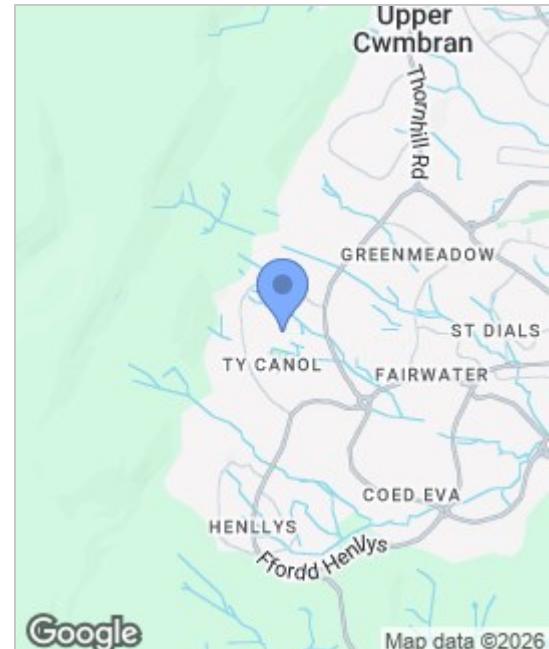
Early viewing is highly recommended to fully

appreciate the quality and location of this fantastic family home.

TENURE: FREEHOLD

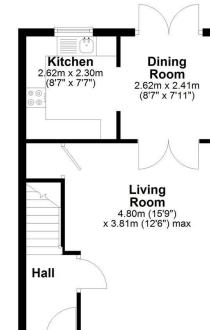
COUNCIL TAX BAND: D

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.



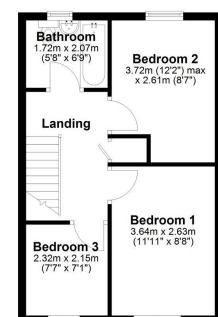
Ground Floor

Approx. 36.1 sq. metres (389.0 sq. feet)



First Floor

Approx. 35.9 sq. metres (386.5 sq. feet)



Total area: approx. 72.0 sq. metres (775.5 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		69	76
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			

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.

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

Tel: 01495219699

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