



## 51 Heol Ewen, Cwmbran, NP44 1GD

### Guide price £270,000



\*\*\*GUIDE PRICE £270,000-£280,000\*\*\* This well-presented semi-detached house offers a perfect blend of comfort and convenience. With three spacious bedrooms, this property is ideal for families or those seeking extra space. The layout includes a welcoming reception room, perfect for relaxation or entertaining guests.

One of the standout features of this home is the generous parking space, accommodating up to three vehicles, which is a rare find in such a sought-after location. The surrounding area is known for its friendly community and excellent amenities, making it an attractive choice for potential buyers or renters.

This property presents an excellent opportunity to secure a lovely home in a prime location, combining modern living with the charm of a well-established neighbourhood. Do not miss the chance to make this delightful house your new home.



## MAIN DESCRIPTION

A beautifully presented semi-detached home, located on a modern new development and approximately one year old, benefitting from a number of tasteful upgrades carried out by the current owner. The property offers contemporary living in a popular residential setting and is ideal for families, professionals and commuters alike.

The location is particularly convenient, offering excellent road links for easy commuting, while also being close to well-regarded local schools and a range of everyday amenities.

The accommodation opens with a welcoming entrance hall, with stairs rising to the first floor. To the front of the property is a spacious lounge, enjoying plenty of natural light from a front-facing window and providing a comfortable space to relax.

To the rear, the heart of the home is the modern fitted kitchen/dining room, which is well equipped with a range of base and wall units with complementary work surfaces over. Integrated appliances include a dishwasher, washing machine and fridge/freezer, along with a five-ring gas hob and electric double oven. Additional storage is provided by a pantry cupboard and an understairs cupboard. A rear-facing window and patio doors flood the space with natural light and open directly onto the garden, creating a seamless connection between indoor and outdoor living—perfect for entertaining, family meals and enjoying warmer months.

To the first floor are three

good-sized bedrooms, with bedrooms one and two benefitting from built-in wardrobes. The principal bedroom further enjoys a modern en suite comprising a shower cubicle with power shower, pedestal wash hand basin, low-level WC and a window. The family bathroom is fitted with a panelled bath with shower over, pedestal wash hand basin, low-level WC and a window.

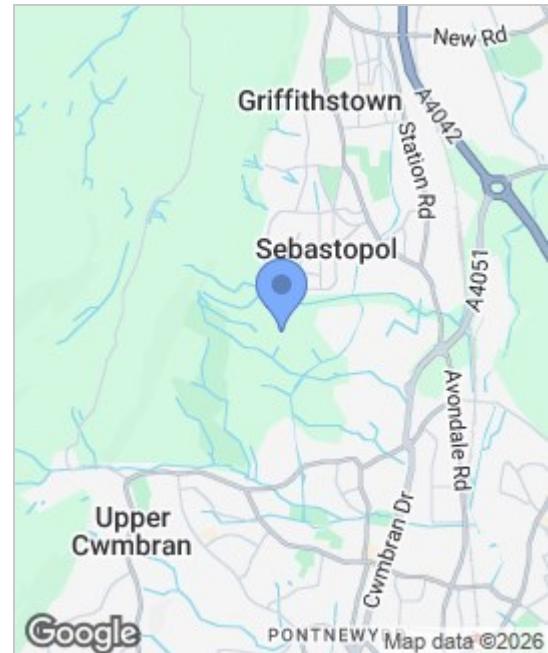
Externally, the enclosed rear garden enjoys open views and features a patio seating area, ideal for outdoor dining, with steps leading up to a lawned garden. To the front of the property, there are three allocated parking spaces.

This superb home combines modern design, quality upgrades and a highly convenient location, and must be viewed to be fully appreciated.

**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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		96
(81-91)	B		
(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 <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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