



**74 Kingsland Walk, Cwmbran, NP44 4RF**  
**Asking price £180,000**



One2One are delighted to present this delightful three bedroom mid-terrace house situated in St Dials waiting to be discovered. As you step into the property, you are greeted by a welcoming entrance hall with laminate flooring, leading you to a living room featuring an electric fireplace - perfect for those chilly evenings.....



## MAIN DESCRIPTION

One2One are delighted to present this delightful three bedroom mid-terrace house situated in St Dials waiting to be discovered. As you step into the property, you are greeted by a welcoming entrance hall with laminate flooring, leading you to a living room featuring an electric fireplace - perfect for those chilly evenings.

The ground floor also boasts a convenient study room with a rear-facing window, ideal for those working from home. Fitted kitchen equipped with a range of eye-level and floor-mounted units, electric oven, hob, and a sink, all complemented by tiled splashbacks. The half-glazed door opens to the side of the property, adding a touch of convenience to everyday living.

Venture upstairs to find a first-floor landing with storage cupboards, offering practicality and space. The three bedrooms are thoughtfully designed, with built-in wardrobes providing ample storage. The family bathroom features a shower cubicle, WC, and washbasin, all elegantly finished with part-tiled walls.

Step outside to discover the beautiful rear garden, a tranquil oasis perfect for outdoor dining and entertaining. The patio area is ideal for soaking up the sun, surrounded by shrubby borders that add a touch of greenery to the space. A wooden gate and shed offer additional storage, while side access enhances the practicality of this charming property. Garage in a block nearby.

Don't miss the opportunity to

make this house your home, contact One2One Estate Agents today to arrange a viewing and embark on a journey to your new abode in St. Dials.

Entrance Hall

Downstairs W C

Living Room 11' 1" max x 16' 7" max ( 3.38m max x 5.05m max )

Study 6' 6" x 7' 9" ( 1.98m x 2.36m )

Dining Kitchen 18' 7" max x 10' 6" max ( 5.66m max x 3.20m max )

First Floor Landing

Bedroom One 8' min x 10' 6" ( 2.44m min x 3.20m )

Bedroom Two 10' 6" max x 12' 4" max ( 3.20m max x 3.76m max )

Bedroom Three 7' 5" x 8' ( 2.26m x 2.44m )

Bathroom

Outside  
Front and rear gardens.

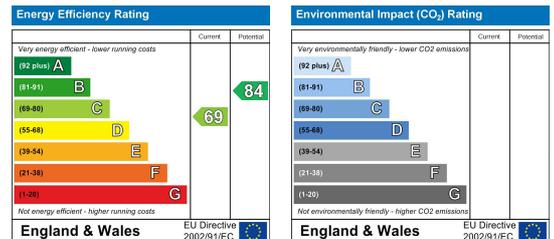
Tenure: Freehold

Council Tax '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.



TOTAL FLOOR AREA: 794 sq ft. (73.8 sq m.) approx.  
Please note that this figure is based on the information provided by the seller and is not a guarantee of accuracy. The buyer should verify this information by independent means. The seller does not warrant the accuracy of this information and is not responsible for any errors or omissions. The buyer should seek professional advice before making any decision based on this information.



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