



22 Llandegveth Close, Cwmbran, NP44 2PE

Offers in excess of £350,000



This well-presented semi-detached house on Llandegveth Close offers a delightful blend of comfort and convenience. The property boasts two spacious reception rooms, providing ample space for both relaxation and entertaining. With three inviting bedrooms, it is perfect for families or those seeking extra room for guests or a home office.

Parking is a breeze with space for two vehicles at the front of the property, making it ideal for families or those with multiple cars. The location is another significant advantage, as it offers a peaceful residential setting while remaining conveniently close to local amenities and transport links.

This property is a wonderful opportunity for anyone looking to settle in a desirable area of Cwmbran. With its attractive features and excellent location, it is sure to attract interest from a variety of buyers. Do not miss the chance to make this lovely house your new home.



MAIN DESCRIPTION

This beautifully presented and thoughtfully extended family home offers spacious and versatile accommodation throughout, perfectly suited to modern living.

Upon entering, you are welcomed by a bright entrance hall with stairs rising to the first floor and a convenient ground floor WC. The heart of the home is the impressive 'L'-shaped lounge/diner, featuring a rear aspect window and bi-fold doors opening into a stunning, large family room. Flooded with natural light from rear-facing doors, a window and skylight, this superb space is both generous and inviting — ideal for entertaining or relaxing with family.

The modern kitchen/diner is truly the hub of the house, fitted with a range of contemporary base and wall units, double electric oven and hob, plumbing for a washing machine, space for a tumble dryer and fridge/freezer, and ample room for a large dining table and chairs — perfect for everyday family life and social gatherings alike.

To the first floor, there are three well-proportioned double bedrooms, all benefiting from fitted wardrobes. The stylish family bathroom is beautifully appointed, comprising a freestanding bath, double shower cubicle with rainfall shower, low-level WC and vanity wash hand basin.

Externally, the enclosed rear garden offers a patio area and low-maintenance artificial lawn, providing an ideal setting for outdoor entertaining. A

substantial summer house, currently used as a gym, adds further versatility. To the front, there is off-road parking.

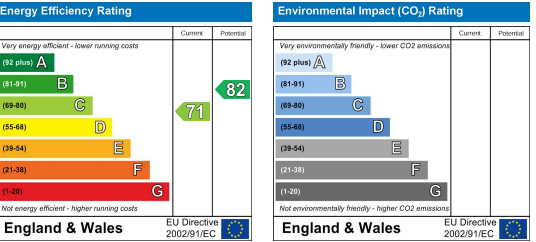
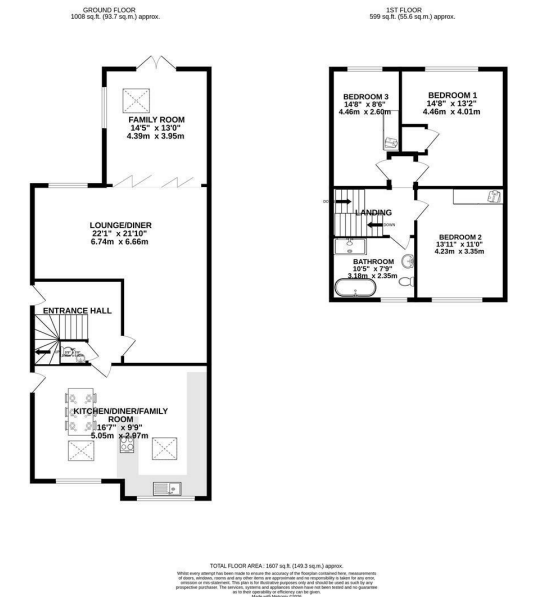
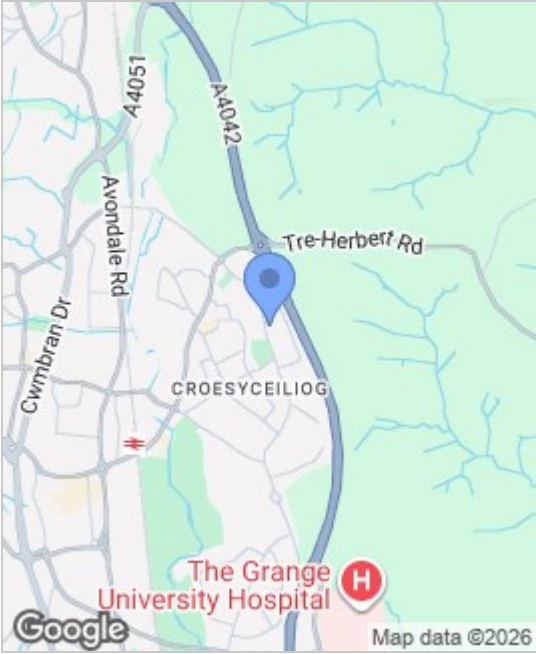
Situated in a highly sought-after location close to well-regarded local schools, shops and amenities, the property also benefits from excellent road links and bus routes.

Early viewing is highly recommended to fully appreciate all that this exceptional home has to offer.

TENURE: FREEHOLD

COUNCIL TAX BAND: E

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.



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