



## West View Crown Road, Cwmbran, NP44 8UE

### Guide price £450,000



\*\*\*GUIDE PRICE £450,000-£475,000\*\*\* This well presented detached house offers a perfect blend of comfort and style. With four spacious bedrooms, this property is ideal for families seeking a welcoming home. The single reception room provides a cosy space for relaxation and entertaining, making it a versatile area for both quiet evenings and lively gatherings.

Its location in a sought-after neighbourhood adds to its appeal, providing easy access to local amenities, schools, and transport links, making daily life both convenient and enjoyable.

This charming house is not just a place to live; it is a home where memories can be made. With its attractive features and prime location, it presents an excellent opportunity for those looking to settle in a vibrant community. Whether you are a first-time buyer or seeking a family home, this property is sure to meet your needs and exceed your expectations. Do not miss the chance to make this delightful house your new home.





MAIN DESCRIPTION

An exceptional opportunity to acquire this beautifully presented detached family home, offering spacious, light-filled, and flexible accommodation in a highly sought-after residential area. Conveniently located close to well-regarded local schools, The Grange Hospital, a range of everyday amenities, and benefiting from excellent road links, this impressive property is ideal for families, professionals, or those looking for a home that adapts to their evolving lifestyle needs.

Set on a generous plot, the home has been thoughtfully designed to offer a versatile layout that perfectly suits modern family life, including those seeking multi-generational living. With two double bedrooms on the ground floor and a further two upstairs, the property provides excellent flexibility—ideal for accommodating elderly relatives, grown-up children, guests, or for creating private home office spaces.

Upon entering, you are welcomed by a spacious entrance hall with a large storage cupboard and a staircase leading to the first floor. The main lounge is bright and inviting, enhanced by bi-fold doors that open onto a decked front terrace—a perfect spot to enjoy the outlook and relax in the sunshine. The home's open, airy feel is evident throughout, with large windows and glazed doors allowing natural light to flood every corner.

At the heart of the home lies a stylish and contemporary kitchen/dining room, ideal for both everyday living and entertaining. It is fitted with a comprehensive range of modern base and wall units, with sleek work surfaces over, an integrated microwave, dishwasher, electric oven, and a five-ring gas hob with extractor hood above. There is ample space for a large American-style fridge/freezer, and bi-fold doors open seamlessly to the enclosed rear garden, creating a superb flow between indoor and outdoor spaces.

A separate utility room adds further practicality, with plumbing for a washing machine and a window to the rear. The ground floor WC is conveniently positioned, ideal for guests and family alike. Two generously proportioned double bedrooms on the ground floor provide superb flexibility—whether used as bedrooms, guest accommodation, a

study, or even a second sitting room or playroom for children.

Upstairs, the first floor offers two further double bedrooms, including an impressive principal bedroom complete with a dressing room. The family bathroom is finished to a high standard, featuring a luxurious freestanding bath, separate shower enclosure with rainfall shower, modern WC, and a vanity wash hand basin. A large window to the rear brings in even more natural light, creating a tranquil and elegant space.

Externally, the rear garden is fully enclosed and thoughtfully landscaped, featuring a generous patio area, mature plants and shrubs, an outdoor tap and electric point, and a side gate giving access to the front. The front garden offers a beautifully enclosed decked seating area, framed with planting and enjoying open views—perfect for outdoor dining or morning coffee.

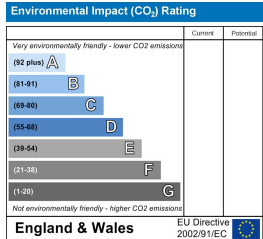
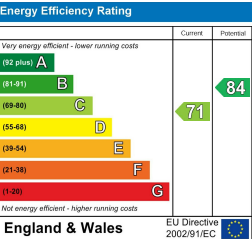
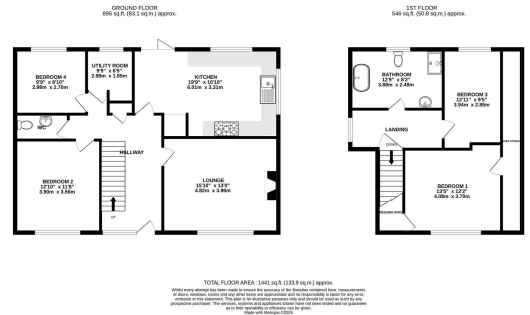
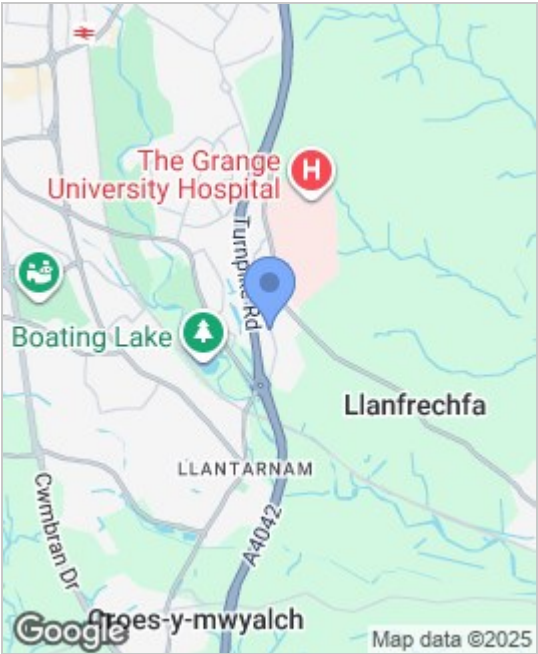
Additional benefits include a garage with an electric door and off-road parking to the front, providing secure storage and easy access.

This truly light and spacious home offers a rare blend of style, flexibility, and location. Its adaptable layout makes it ideally suited to multi-generational families, those working from home, or buyers simply seeking generous living space in a well-connected yet peaceful setting. Early viewing is highly recommended to appreciate the quality and lifestyle on offer.

TENURE: FREEHOLD

COUNCIL TAX BAND: F

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.



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.