



## 151 Brynglas, Cwmbran, NP44 7LL

### Guide price £230,000



\*\*\*GUIDE PRICE £230,000-£240,000\*\*\*This delightful terraced house offers a perfect blend of comfort and convenience. With three well proportioned bedrooms, this property is ideal for families or those seeking extra space. The two reception rooms provide ample opportunity for relaxation and entertaining, making it easy to host friends and family.

The house features two bathrooms, ensuring that morning routines run smoothly for everyone. The layout is thoughtfully designed to maximise space and functionality, catering to modern living needs.

This home is not just a place to live; it is a sanctuary that offers a welcoming atmosphere and a sense of community. With its proximity to local amenities and transport links, it presents an excellent opportunity for both first time buyers and those looking to settle in a vibrant area.



## MAIN DESCRIPTION

Situated in a sought after residential location, this spacious three bedroom terraced property offers versatile living accommodation ideal for families, professionals, or commuters. Benefiting from excellent transport links, including regular bus routes and convenient road access, the property is also ideally positioned for access to local schools, shopping amenities, and commuter routes.

On approach, the property offers off road parking to the front. The welcoming entrance hall features stairs rising to the first floor and a useful under-stairs storage cupboard. To the front of the property is a bright and airy lounge with a large window allowing plenty of natural light. At the rear, the stylish modern kitchen/diner is fitted with a range of contemporary base and wall-mounted units, an electric double oven and hob, and ample space for an American-style fridge/freezer and a dining table and chairs. Dual windows and a door open out to the rear garden, enhancing the sense of light and space.

The property also benefits from a further sitting room, converted from the original garage, featuring dual aspect windows to the front and side—ideal as an additional lounge, playroom, or home office. A separate utility area offers plumbing for a washing machine, space for a dishwasher, and additional storage. Completing the ground floor is a modern shower room comprising a double shower cubicle, vanity wash hand basin, low-level WC and a heated towel rail.

To the first floor are three well proportioned bedrooms, two of which feature fitted mirrored wardrobes, providing excellent storage. The family bathroom includes a panelled bath, wash hand basin, low-level WC, and a window to the rear for natural ventilation.

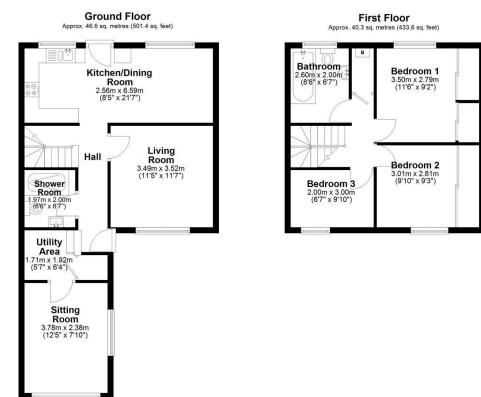
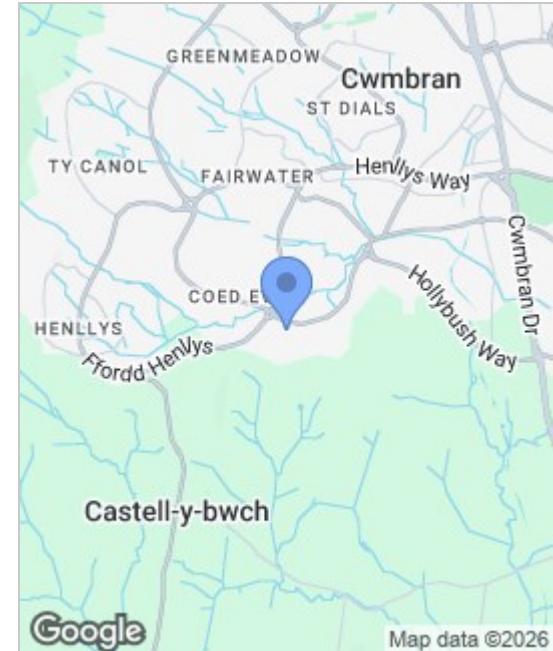
Externally, the property boasts a low-maintenance rear garden, fully enclosed and laid with paving—ideal for outdoor entertaining with minimal upkeep.

This well presented home combines practical space with a modern interior and an excellent location. Early viewing is highly recommended to appreciate all this property has to offer.

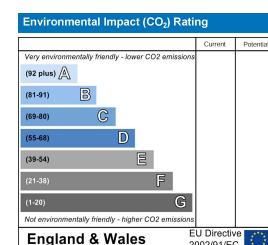
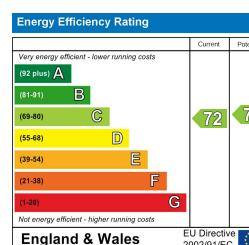
**TENURE: FREEHOLD**

**COUNCIL TAX BAND: C**

**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 area: approx. 86.9 sq. metres (934.9 sq. feet)



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**