



27 Belle Vue Road, Cwmbran, NP44 3LE

Asking price £170,000



Located on Belle Vue Road in Cwmbran, this delightful mid terrace house offers a perfect blend of comfort and convenience. With two inviting reception rooms, this property provides ample space for both relaxation and entertaining. The layout is ideal for small families or couples seeking a cosy home.

The residence features two comfortable bedrooms, each designed to provide a peaceful retreat at the end of the day. The bathroom is conveniently located, ensuring ease of access for all occupants.

Local shops, schools, and parks are within easy reach, you will find everything you need just a stone's throw away.



MAIN DESCRIPTION

Situated in the highly sought-after area of Old Cwmbran, this charming terraced property offers comfortable living within easy reach of canal walks, Cwmbran Town Centre, schools, and a range of local amenities. Perfectly suited for first time buyers, young families, or investors, the home blends character features with practical living spaces.

On entering the property, you're welcomed into a hallway leading to a bright and airy dining room with a window overlooking the rear garden and a useful under stairs storage cupboard. To the front, the cosy lounge features a large window and a wood-burning stove, adding warmth and character to the space.

The fitted kitchen is equipped with a range of base and wall units, ample work surface space, plumbing for a washing machine, and room for additional appliances. To the rear of the property, a sun room provides further living space, with both a window and a door opening onto the garden—ideal as a relaxing sitting area, home office, or playroom.

Upstairs, there are two well proportioned double bedrooms and a family bathroom comprising a panelled bath, pedestal wash hand basin, low level WC, and a rear facing window.

The enclosed rear garden features a patio area perfect for outdoor dining, a gate providing access to the rear lane, and a garage offering additional storage or parking.

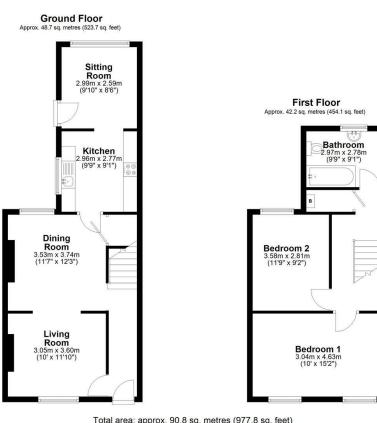
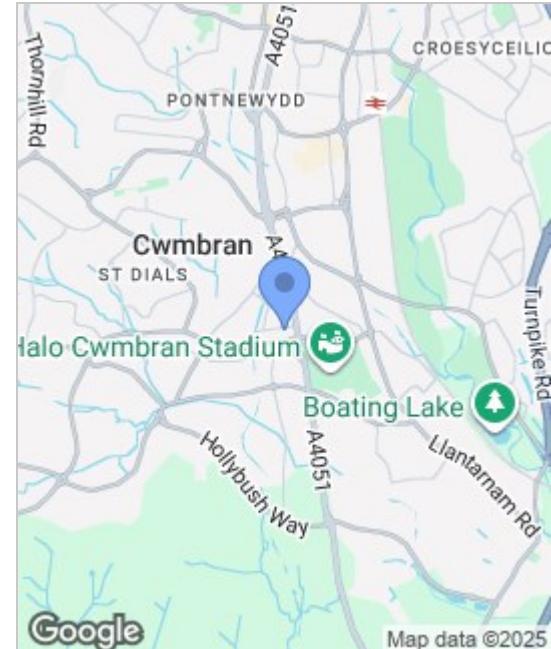
This well located home presents a fantastic opportunity to enjoy village-style living with all the conveniences of Cwmbran close by. Early viewing is recommended to fully appreciate all it has to offer.

NB. THE PROPERTY HAS SOLAR PANELS WHICH ARE OWNED.

TENURE: FREEHOLD

COUNCIL TAX BAND: 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Nor energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
EU Directive 2002/91/EC			
England & Wales			

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