



## 31 Marloes Path, Cwmbran, NP44 4SF

### £150,000



This mid terrace house on Marloes Path presents an excellent opportunity for those looking to create their dream home. With three bedrooms, this property is ideal for families or individuals seeking extra space. The two reception rooms offer versatile living areas, perfect for entertaining guests or enjoying quiet evenings at home.

While the house is in need of modernisation, this allows for the new owner to personalise the space to their taste and style. The potential to transform this property into a contemporary haven is immense, making it a fantastic investment for those with a vision.

This home is conveniently located near local amenities, schools, and parks, making it an ideal choice for families. Don't miss out on this opportunity to secure a property with great potential in a desirable location.



## MAIN DESCRIPTION

This spacious three bedroom terraced property offers an exciting opportunity for buyers looking to modernise and add their own personal touch. Ideally situated close to a range of local amenities, including shops, schools, and excellent bus and road links, this home is perfect for those seeking a well-connected location.

The accommodation comprises an entrance hall with stairs to the first floor, a useful storage cupboard, and a ground floor WC. The generously sized kitchen/diner benefits from a front facing window and a door leading to the rear garden. It is fitted with a range of base and wall units, gas hob, electric oven, integrated fridge/freezer, and plumbing for a washing machine—alongside ample room for a dining table and chairs.

To the rear of the property, the lounge offers a bright and comfortable space with dual rear-facing windows providing plenty of natural light.

Upstairs, there are three bedrooms and a wet room featuring a pedestal wash hand basin, low-level WC, and shower area.

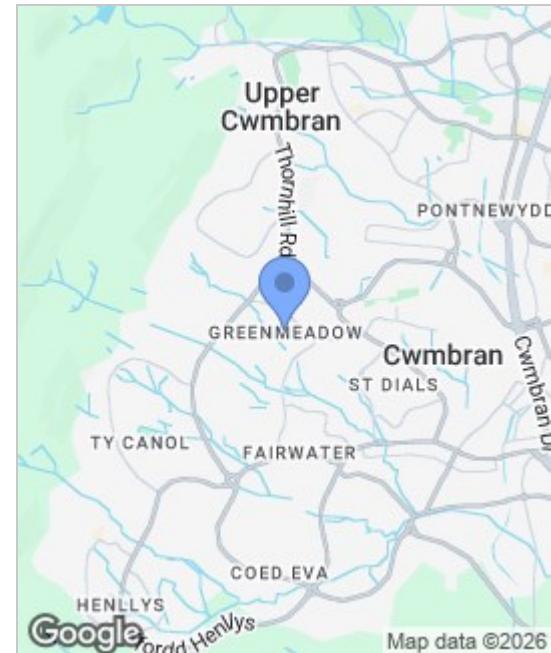
Externally, the enclosed rear garden features a patio, lawned area, and a gate providing rear access. The property is offered with no onward chain, making it an ideal choice for investors, first-time buyers, or those looking for a renovation project.

Early viewing is recommended to fully appreciate the potential this home has to offer.

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.



GROUND FLOOR

425 sq ft (39.5 sq m) approx.



1ST FLOOR

425 sq ft (39.5 sq m) approx.



TOTAL FLOOR AREA: 850 sq ft (78.5 sq m) approx.

Whilst every effort has been made to ensure the accuracy of the floor plans contained here, measurements of rooms and other features are approximate. The floor plans are for illustrative purposes only and should not be relied upon for precise purchase. The dimensions shown are not to scale and are for guidance only. Actual dimensions may differ.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		84
	(81-91) B		
	(69-80) C		
	(55-68) D		
	(39-54) E		
	(21-38) F		
Not energy efficient - higher running costs	(1-20) G	59	
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) A		
	(81-91) B		
	(69-80) C		
	(55-68) D		
	(39-54) E		
	(21-38) F		
Not environmentally friendly - higher CO <sub>2</sub> emissions	(1-20) G		
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.

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