



87 North Road, Cwmbran, NP44 2LJ

Guide price £210,000



GUIDE PRICE £210,000-£220,000 Nestled in the desirable area of Croesyceiliog, Cwmbran, this well-presented mid-terrace house offers a perfect blend of comfort and convenience. The property features three bedrooms, making it an ideal choice for families or those seeking extra space. The inviting reception room provides a warm and welcoming atmosphere, perfect for relaxation or entertaining guests.

Additionally, the property includes parking for one vehicle, a valuable asset in this sought-after location.

With its charming character and modern amenities, this home is sure to appeal to a wide range of buyers. The surrounding area offers a friendly community feel, with local amenities and transport links just a stone's throw away. This property presents an excellent opportunity for those looking to settle in a vibrant and thriving neighbourhood. Don't miss your chance to make this lovely house your new home.



MAIN DESCRIPTION

Situated in the highly sought-after area of Croesyceiliog, this beautifully updated three bedroom terraced property offers modern, well-presented accommodation ideal for families and first-time buyers alike. The home is conveniently located close to reputable schools, local shops and everyday amenities, with excellent bus routes, strong road links and easy access to the nearby train station, making it perfect for commuters.

The accommodation begins with an entrance hall providing practical space for coats and shoes, which opens into a stylish modern fitted kitchen/diner. The kitchen is fitted with a range of base and wall units with work surfaces over and features a breakfast bar for casual dining. There is space for a range cooker, fridge/freezer, plumbing for a slimline dishwasher and washing machine, as well as a useful pantry and under-stairs storage cupboard. A window and door to the rear allow for natural light and access to the garden.

The spacious lounge is both bright and welcoming, benefiting from a window to the front, doors opening to the rear garden, and a charming multi-fuel burner creating a cosy focal point.

To the first floor are three bedrooms. Bedroom one benefits from a built-in cupboard with hanging rail, while bedroom three houses the boiler within a fitted cupboard. The modern family bathroom comprises a bath with electric shower over and a contemporary vanity wash

hand basin incorporating WC. Windows to the rear provide natural light.

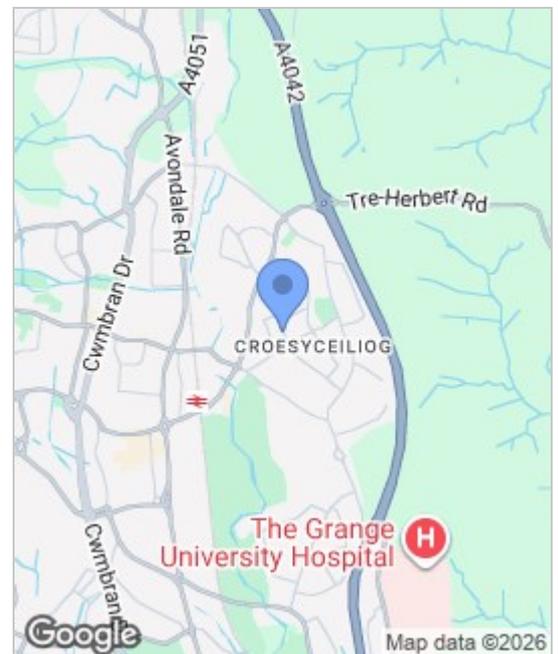
Externally, the enclosed rear garden features a large decked seating area with steps leading down to a lawn, along with a patio area and garden shed — perfect for outdoor entertaining and family use. To the front, the property offers off-road parking.

Early viewing is highly recommended to fully appreciate the quality and location of this lovely home.

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.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales		England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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