



16 Ventnor Road, Cwmbran, NP44 3JY

Asking price £270,000



One2one is pleased to present this charming four-bedroom semi-detached house located on Ventnor Road in the desirable area of Cwmbran. This property is ideally situated within a popular residential neighbourhood, offering convenient access to local shops and amenities, as well as excellent transport links to the M4 motorway.....



MAIN DESCRIPTION

One2one are delighted to present this lovely three bedroom semi-detached property situated on Ventnor Road in Cwmbran. The property is located in a popular residential area close to local shops and amenities with good transport links to the M4 motorway.

There is road access from both the front and back of the property. To the front is a driveway and garage providing off road parking. The front garden is a great size and is nice and private and quiet, and can be used more like a traditional rear garden. There is a decking and patio area with room for outdoor seating. You also have a good sized outhouse that is insulated with power, and can be used as a games room, home office or entertainment space.

You enter through the hallway where you have the stairs ahead up to the first floor. In on the left is the open plan lounge and dining area. With a bay fronted window to the front, there is lots of room for all your required living and dining furniture. To the rear is the kitchen, a modern space with ample unit and worktop space and access through to the useful utility/cloakroom. From here you also have access to a rear courtyard area with rear lane access.

On the first floor of the property are three of the bedrooms and the family bathroom. There are two large double rooms and a single room. The bathroom features a white bathroom suite with a WC, hand basin and bath with shower overhead. Stairs from the landing lead up to the

loft which is the fourth bedroom with eaves storage and can easily accommodate a double bed.

Hallway

Lounge

12' 0" x 12' 11" (3.67m x 3.94m)

Dining Room

10' 6" x 10' 5" (3.19m x 3.17m)

Kitchen

14' 1" x 9' 11" (4.29m x 3.01m)

Utility/WC

5' 0" x 5' 5" (1.53m x 1.66m)

Landing

Bedroom 1

10' 6" x 14' 3" (3.19m x 4.35m)

Bedroom 2

12' 2" x 10' 4" (3.72m x 3.16m)

Bedroom 4

7' 4" x 10' 1" (2.24m x 3.07m)

Bathroom

6' 6" x 6' 8" (1.97m x 2.04m)

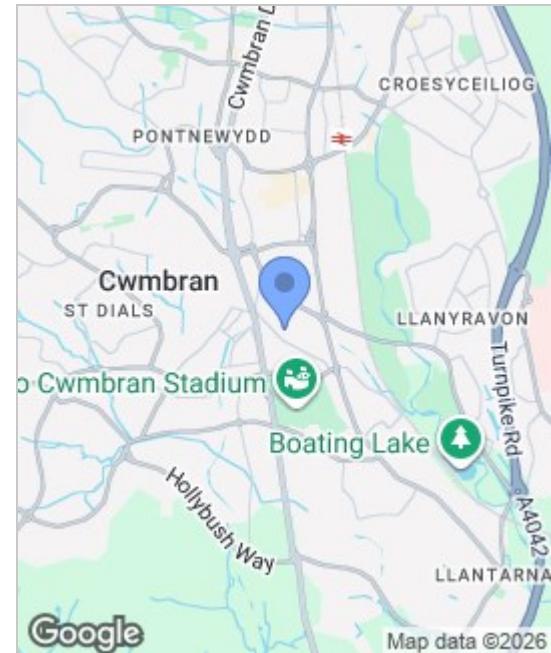
Bedroom 3/Loft Room

12' 3" x 12' 4" (3.73m x 3.75m)

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. 120.4 sq. metres (1295.6 sq. feet)

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		48	65
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			

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