

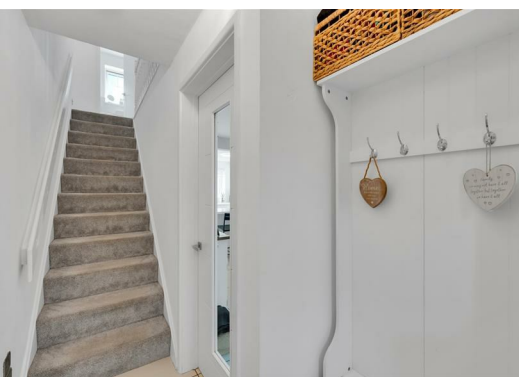


## 122 Heather Court, Cwmbran, NP44 6JQ

Asking price £280,000



One2One is pleased to present this beautifully appointed semi-detached house located in the desirable Heather Court, Ty Canol, Cwmbran. This versatile three-bedroom property occupies a generous corner plot, making it an ideal choice for families, first-time buyers, or anyone seeking a home ready to move into....



MAIN DESCRIPTION

One2One are delighted to bring to the market this beautifully presented and versatile three-bedroom property, occupying a particularly attractive and generous corner plot within the highly sought-after Ty Canol development. Offering well-planned accommodation, modern living space and excellent outdoor areas, this superb home is ideally suited to families, first-time buyers or those looking for a property ready to move straight into.

The location is a major feature, with the property conveniently situated close to well-regarded schools, a range of local amenities and excellent transport links. The nearby M4 provides superb access for commuters travelling to Newport, Cardiff and Bristol, making this an ideal choice for those seeking both convenience and connectivity.

On entering the property, you are welcomed by a bright entrance hall with stairs leading to the first floor and access to the principal living accommodation.

The heart of the home is undoubtedly the impressive open-plan kitchen/diner/family room, providing a spacious and sociable area that is perfect for modern family life. The contemporary fitted kitchen offers an excellent amount of storage and worktop space, together with room for freestanding appliances and a useful breakfast bar. The generous layout allows plenty of room for a family-sized dining table and additional furniture, while double-glazed French doors provide a seamless connection to the rear garden, allowing natural light to flood the space and creating an ideal setting for entertaining. The property also benefits from a substantial lounge, which has been cleverly created through the conversion of the original double garage. This generous living space provides a comfortable and versatile room, perfect for relaxing with the family or entertaining guests.

To the first floor are three well-proportioned bedrooms, offering comfortable and practical accommodation for a growing family, guests or home working, together with a family bathroom.

Externally, the property continues to impress. Occupying a generous corner plot, there is off-road parking for two vehicles to the front, while the enclosed rear garden provides an excellent private outdoor space. The garden features both a raised decking area and paved patio, creating distinct areas for outdoor dining, entertaining or simply enjoying the warmer months. The garden has also recently benefited from new fencing surrounding the boundary, giving the outside space a fresh, smart and secure finish.

Overall, this is a fantastic opportunity to acquire a well-presented and thoughtfully arranged three-bedroom home in a popular and convenient location. The combination of generous living accommodation, excellent open-plan family space, a converted garage,

corner plot, parking and newly fenced rear garden makes this a property that is sure to appeal to a wide range of buyers.

Accommodation & Measurements

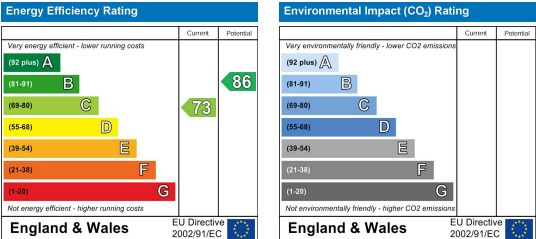
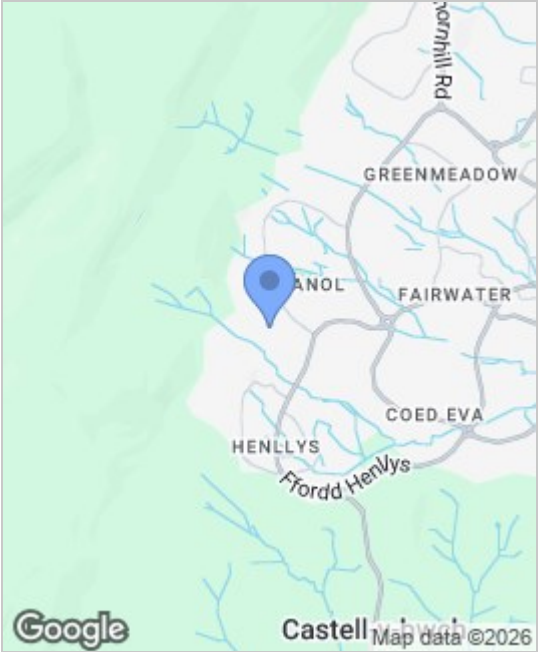
- Entrance Hall
- Kitchen/Diner/Family Room: 25'2" x 14'7" narrowing to 11'5"
- Lounge: 15'7" x 15'5"
- Landing
- Family Bathroom: 6'5" x 5'6"
- Bedroom One: 14'1" x 8'1"
- Bedroom Two: 11'2" x 8'
- Bedroom Three: 8'3" x 6'5"
- Outside: Generous corner plot with off-road parking.

Early internal viewing is highly recommended to fully appreciate the space, presentation and enviable position this impressive property has to offer.

TENURE - FREEHOLD

COUNCIL TAX BAND 'D'

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.



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.