



## 65 Blaen Bran Close, Cwmbran, NP44 1UU

### Guide price £280,000



\*\*\*GUIDE PRICE £280,000-£290,000\*\*\* Located in the charming area of Blaen Bran Close, Cwmbran, this delightful semi-detached house offers a perfect blend of comfort and convenience. With three bedrooms, this property is ideal for families or those seeking extra space. The layout includes a welcoming reception room, perfect for relaxation or entertaining guests.

For those with vehicles, the property includes off road parking, a valuable feature in today's busy world. The location itself is a wonderful advantage, offering a peaceful residential environment while still being close to local amenities and transport links.

This semi-detached house on Blaen Bran Close is not just a place to live; it is a home where memories can be made. Whether you are a first-time buyer or looking to settle down in a friendly community, this property is certainly worth considering.



## MAIN DESCRIPTION

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\*\*\* Situated on a generous and somewhat hidden plot, this well presented and upgraded home offers spacious accommodation in a highly convenient location, close to well regarded schools, local amenities and within easy reach of the train station. The property also benefits from excellent road links and good bus routes, making it ideal for commuting and family life.

The accommodation is entered via an entrance hall with stairs rising to the first floor and access to a convenient ground floor WC. The lounge is a bright and welcoming space, enjoying plenty of natural light and featuring doors opening onto the rear garden, creating a pleasant outlook and an easy connection between indoor and outdoor living.

The modern fitted kitchen/diner forms the heart of the home and provides an excellent space for both everyday family life and entertaining. The kitchen is fitted with a range of base and wall mounted units offering ample storage and worktop space, and includes a gas hob with double electric oven, integrated slimline dishwasher and fridge/freezer. A breakfast bar provides additional seating for informal dining or socialising. Windows to the front and side allow plenty of natural light to flow through the room, while doors open directly onto the rear garden, making it ideal for summer dining and entertaining. There is also a useful cupboard housing the boiler, along with a separate utility cupboard with plumbing for a washing machine and space for a tumble dryer.

To the first floor, a window to the front aspect allows natural light to

fill the landing, which also benefits from a useful airing cupboard. There are three bedrooms in total. Bedroom one features fitted wardrobes and an en suite comprising a vanity wash hand basin incorporating WC, a double shower cubicle with rainfall shower and a window. Bedroom two also benefits from a fitted wardrobe and additional cupboard space. The third bedroom provides further versatile accommodation. The modern family bathroom is fitted with a panelled bath with shower attachment, a vanity wash hand basin incorporating WC and a window.

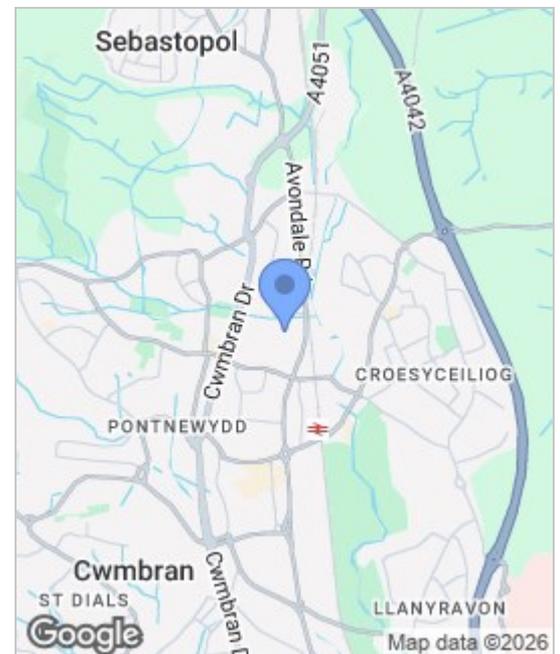
Externally, the property occupies a generous plot with extensive parking available to the side of the property. The rear garden has been designed for low maintenance and features a patio seating area, artificial lawn and a shed for additional storage. A gate provides further access to the garden.

This attractive home offers spacious and well maintained accommodation in a convenient location and must be viewed to be fully appreciated.

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.



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

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