



130 Brynhyfyd, Cwmbran, NP44 2LX

Asking price £210,000



This delightful end terrace house presents an excellent opportunity for families and first-time buyers alike. The property boasts a welcoming atmosphere, featuring two spacious reception rooms that provide ample space for relaxation and entertaining guests.

Residents can enjoy the nearby amenities, including shops, schools, and parks, making it an ideal setting for family life.

Whether you are looking to settle down or invest in a promising property, this home in Brynhyfyd is certainly worth considering. Don't miss the chance to view this lovely residence and envision the possibilities it holds for you and your family.



MAIN DESCRIPTION

A well presented terraced property located in a sought after residential area, close to well regarded schools, excellent road links, and convenient bus routes, making it ideal for families and commuters alike. The home offers spacious accommodation throughout and enjoys delightful mountain views to the rear.

Upon entering, the entrance hall provides access to the main living areas and stairs to the first floor. The lounge is light and welcoming, with a front facing window allowing for plenty of natural light. To the rear, the fitted kitchen features a range of base and wall units with complementary work surfaces, a gas hob and electric oven, plumbing for a washing machine, space for a fridge/freezer, and a useful breakfast bar. The adjoining dining room opens into a versatile playroom with direct access to the garden, offering additional living space for modern family life.

To the first floor are three bedrooms and a family bathroom fitted with a panelled bath and shower over, pedestal wash hand basin, low-level WC, and a rear window.

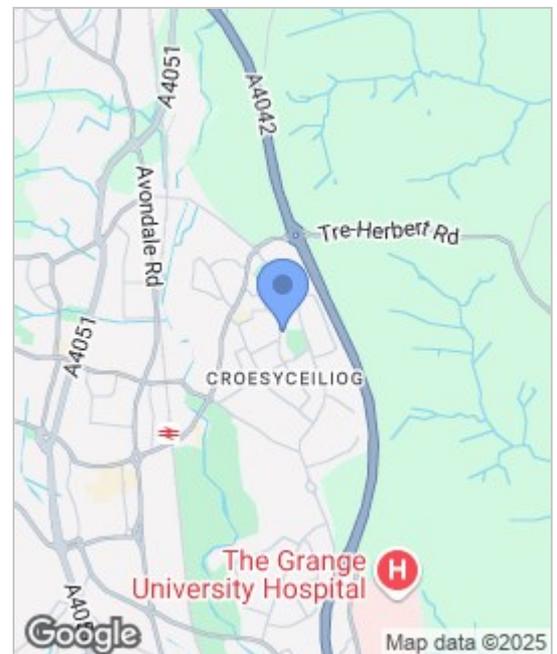
Outside, the rear garden boasts a decked seating area, a generous lawn, a garden shed, and a gate providing direct access to a field – ideal for families with children or pets. The front garden is enclosed and designed for low maintenance, featuring slate chippings and a pathway leading to the front door.

This attractive property must be viewed to fully appreciate the space, location, and stunning mountain views on offer.

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.



GROUND FLOOR
APPROX. FLOOR
AREA 43.8 SQ.M.
(469 SQ.FT.)

1ST FLOOR
APPROX. FLOOR
AREA 38.1 SQ.M.
(410 SQ.FT.)

BRYNHFFRYD
TOTAL APPROX. FLOOR AREA 81.7 SQ.M. (880 SQ.FT.)
While every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for guidance purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency over the years.
Made with Metronom 1002/8

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		88
	(81-91) B		
	(69-80) C	73	
	(55-68) D		
	(39-54) E		
	(21-38) F		
Not energy efficient - higher running costs	(1-20) G		
England & Wales		EU Directive 2002/91/EC	

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		
Not environmentally friendly - higher CO ₂ emissions	(1-20) G		
England & Wales		EU Directive 2002/91/EC	

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.