



1 Sevins, Cwmbran, NP44 4DE Guide price £160,000



GUIDE PRICE £160,000 - £170,000 This end terrace house in Sevins is not just a home; it is a lifestyle choice, offering comfort, space, and convenience in a friendly neighbourhood. Whether you are a first-time buyer or looking for a family home, this property is sure to impress. Don't miss the opportunity to make it your own.



MAIN DESCRIPTION

One2One are delighted to present this delightful end terrace house offers a perfect blend of comfort and practicality. With two spacious reception rooms, this property is ideal for both relaxation and entertaining. The inviting lounge provides a warm atmosphere, while the dining room is perfect for family meals or hosting friends.

The well-appointed kitchen is designed for convenience, and the addition of a downstairs cloakroom/WC enhances the functionality of the home. A utility room further adds to the practicality, making everyday chores a breeze.

On the first floor, you will find three generously sized bedrooms, with the master bedroom featuring a built-in wardrobe, providing ample storage space. The family bathroom is well-equipped, ensuring that all your needs are met.

Outside, the property boasts a lovely garden with side access. Additionally, there is an outhouse with electric, offering versatile options for use as a workshop, storage, or even a home office.

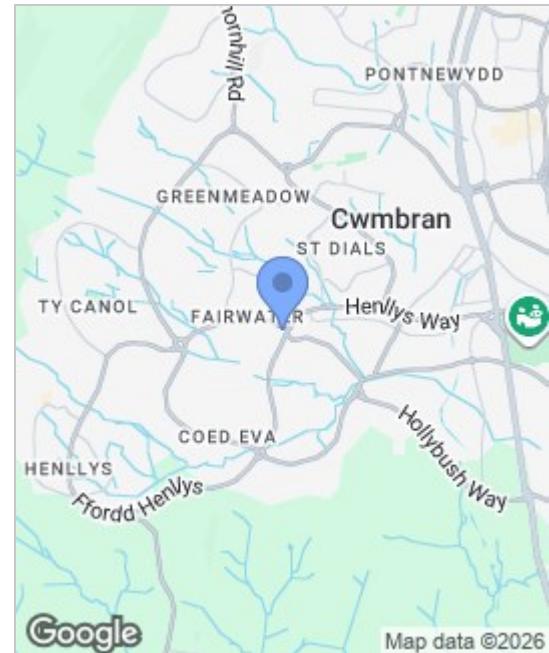
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TENURE - FREEHOLD

COUNCIL TAX - BAND B

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. 90.4 sq. metres (972.8 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		70
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs		58	
EU Directive 2002/91/EC			
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			

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.

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