ONE2ONE
ESTATE AGENTS

15 Trannon Court, Cwmbran, NP44 5UR
Guide price £190,000

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GUIDE PRICE £190,000-£200,000 This delightful property boasts a spacious reception room, perfect for entertaining guests or enjoying quiet family evenings. With four bedrooms, there is ample space for a growing family or for those who simply desire extra room for guests or a home office.

The house features a modern bathroom, designed for both comfort and convenience. The layout of the property is practical, ensuring that every corner is utilised effectively. Additionally, there is off road parking available, providing ease of access and peace of mind.

This home is close to local amenities, schools, and parks, making it an ideal choice for families and professionals alike. The surrounding area offers a pleasant community atmosphere, with

MAIN DESCRIPTION

Situated in a convenient location close to local schools, shops, and everyday amenities, this spacious family home also benefits from excellent bus routes and road links, making it ideal for commuters. Families will also appreciate being within easy reach of Greenmeadow Community Farm, offering a fantastic day out right on your doorstep.

The accommodation briefly comprises an entrance hall with a useful storage cupboard, ideal for coats and shoes, along with stairs leading to the first floor. There is also a convenient ground floor WC. The kitchen is fitted with a range of base and wall units with work surfaces over and includes a gas hob, electric oven, plumbing for a washing machine, wall-mounted boiler, space for a fridge/freezer, and an additional separate fridge. A window and door to the rear provide access to the garden.

The spacious lounge/diner is a bright and airy living space, benefiting from a window to the front and doors opening to the rear garden, allowing plenty of natural light throughout. Leading off the kitchen is a sheltered outdoor area, perfect for al fresco dining and entertaining. There is also the added bonus of an outdoor office, complete with a window overlooking the garden, ideal for those working from home or in need of additional versatile space.

To the first floor, there are four bedrooms along with a family bathroom fitted with a panelled bath with shower attachment, low-level WC, pedestal wash hand basin, and a window for natural light and ventilation.

Externally, the property occupies a generous and private corner plot. The rear garden offers excellent outdoor space, featuring a decked seating area, large lawn, useful shed, and gated side access. The outdoor office further enhances the garden and provides a practical additional space. Parking to front.

Offering spacious accommodation both inside and out, this fantastic family home must be viewed to fully appreciate all it has to offer.

LOUNGE/DINER 5.97m max x 3.56m max (19'7" max x 11'8" max)

KITCHEN 5.05m max x 2.36m max (16'7"max x 7'9" max)

BEDROOM ONE 2.87m max x 3.78m max (9'5" max x 12'5" max)

BEDROOM TWO 2.87m max x 3.66m max (9'5" max x 12' max)

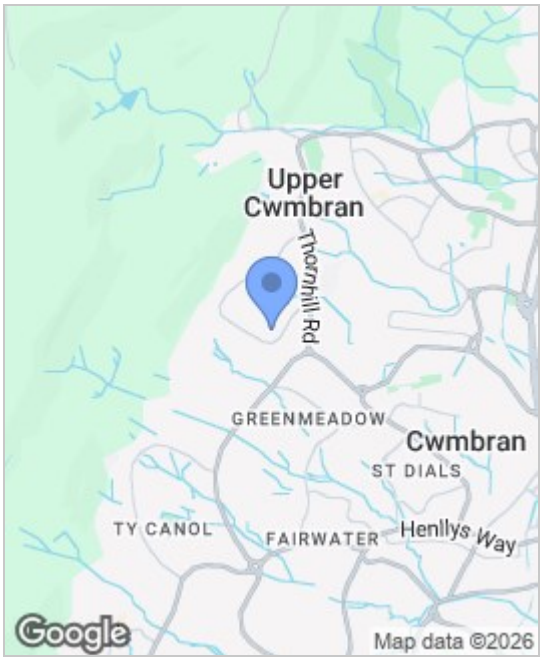
BEDROOM THREE 2.87m max x 2.36m max (9'5" max x 7'9" max)

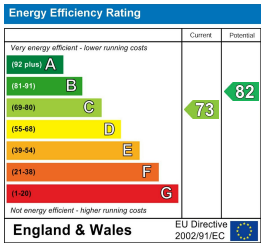
BEDROOM FOUR 3.05m max x 2.36m max (10' max x 7'9" max)

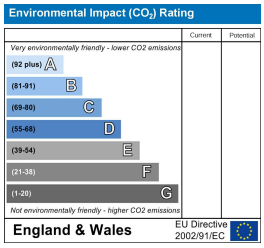
TENURE: FREEHOLD

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.







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