



## 97 Llewellyn Road, Cwmbran, NP44 3PW

### Asking price £200,000



Nestled in Cwmbran, Llewellyn Road presents an excellent opportunity to acquire a delightful end terrace house. The heart of the home is the contemporary kitchen/diner complemented by three comfortable bedrooms, perfect for families or those seeking extra space for guests or a home office.

This location is perfect for families and professionals alike, providing a balance of tranquillity and accessibility.

Whether you are looking to make this house your home or seeking a sound investment opportunity, this property on Llewellyn Road is sure to impress. With its appealing features and prime location, it is a must see for anyone in search of a comfortable and inviting living space.



## MAIN DESCRIPTION

This end terraced property is situated in a popular area of Cwmbran, offering easy access on foot to the town centre and local primary schools.

Additionally, with transport links conveniently located right on your doorstep, it's perfect for those commuting.

Upon entering, you are greeted by an entrance hall leading to stairs that ascend to the first floor. A utility cupboard provides plumbing for a washing machine, offering added convenience. The recently fitted, modern kitchen/diner is well equipped with base and wall units, a breakfast bar, electric hob and oven, and dishwasher. The kitchen is light and airy with windows and a door opening onto the rear garden, making it ideal for family meals and entertaining.

The lounge, located at the front of the property, benefits from a window that floods the room with natural light.

Upstairs, you'll find three bedrooms, as well as the family bathroom, which includes a panelled bath with an electric shower over, a pedestal wash hand basin, and a low-level WC.

The rear garden is enclosed, featuring a patio area and a lawn, with a gate at the side providing access to the front. The front of the property is laid to lawn, offering a neat and welcoming appearance.

This property is perfect for first time buyers or those looking for a comfortable family home with easy access to local amenities and transport connections. NO

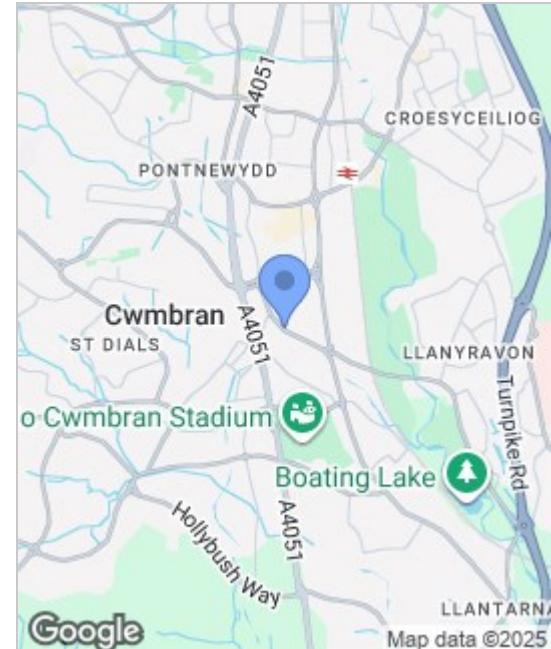
CHAIN.

NB. The vendor has advised that permission has been obtained to provide parking to the front.

TENURE: FREEHOLD

COUNCIL TAX BAND:

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

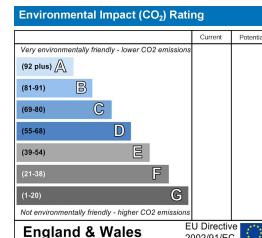
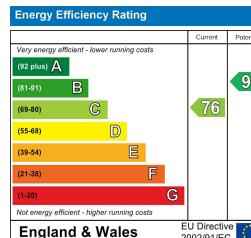


1ST FLOOR



TOTAL FLOOR AREA: 1054 sq ft (97.5 sq m) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements are approximate and should be used as a guide only. Prospective buyers must satisfy themselves as to the size of any room or any other feature. This plan is for discussion purposes only and should not be used as an exact specification for construction. The vendor reserves the right to make any alterations to the property prior to completion and any potential buyers should be advised to make their own arrangements to inspect the property before purchase.

House and Garage 2022



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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