

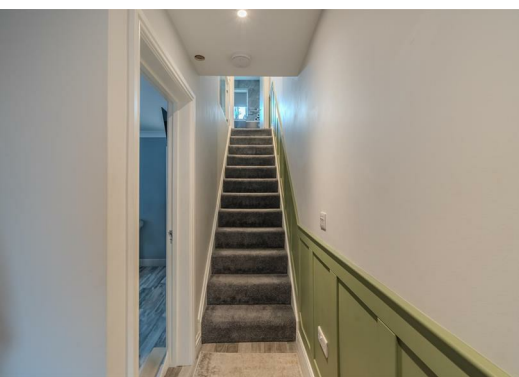


40 Spring Grove, Cwmbran, NP44 5EA

Guide price £270,000



Nestled in the desirable area of Spring Grove, Greenmeadow, Cwmbran, this exceptionally well-presented three bedroom semi-detached house offers a perfect blend of modern living and comfort. The property has been thoughtfully extended, providing ample space for families or those who enjoy entertaining....



£280,000*** One2One are delighted to present this beautifully extended and superbly maintained semi-detached home, offering an ideal blend of modern style and everyday comfort. Located in the sought-after area of Spring Grove, this property is perfect for families or those who love to entertain.

Upon entering, you're greeted by a bright and spacious living area—an inviting space for relaxing evenings or hosting guests.

At the heart of the home is a contemporary fitted kitchen, boasting sleek cabinetry, high-quality integrated appliances, and generous workspace. An extended front area seamlessly enhances the dining room, making it an ideal spot for family meals and entertaining.

Upstairs, the property offers three well-proportioned bedrooms and a modern family bathroom, finished to a high standard with stylish fixtures and a fresh, clean design.

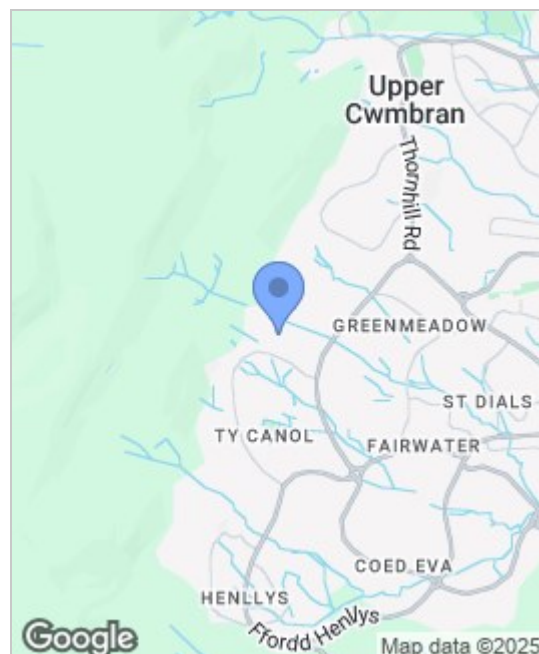
Externally, the home enjoys a large, well-kept garden with durable composite fencing—perfect for children, pets, or simply relaxing outdoors. To the front, a private driveway provides off-road parking for multiple vehicles.

N.B There is planning permission granted for a single storey extension to the rear (2 years remaining)

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.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A				(92 plus) A	
(81-91) B				(81-91) B	
(69-80) C				(69-80) C	
(55-64) D				(55-64) D	
(39-54) E				(39-54) E	
(21-38) F				(21-38) F	
(1-20) G				(1-20) G	
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions	
		88			
		56			


England & Wales

EU Directive 2002/91/EC



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.

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