



## 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....



## MAIN DESCRIPTION

\*\*\*GUIDE PRICE £270,000 - £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.

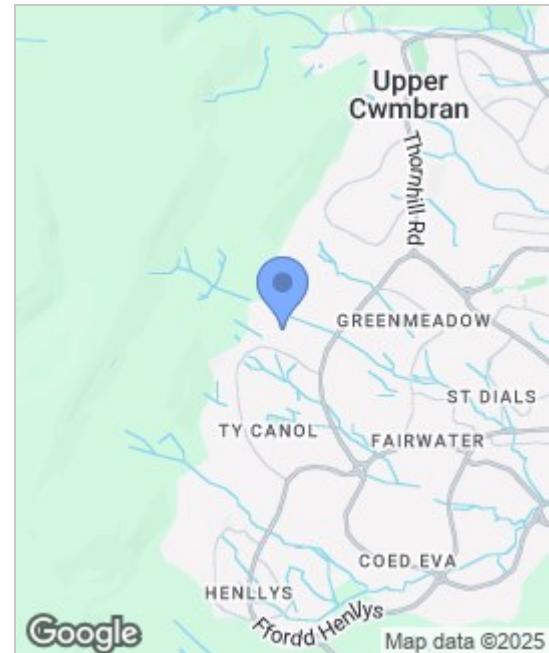
Externally, the home enjoys a large, well-kept garden with durable composite fencing—perfect for children, pets, or simply relaxing outdoors. To the front, a private driveway provides off-road parking for multiple vehicles.

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

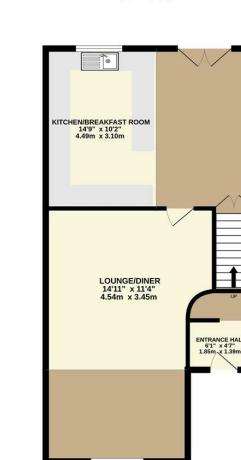
TENURE: FREEHOLD

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.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA: 1965 sq ft (182.0 sq m.) approx.  
Whilst every attempt has been made to ensure accuracy, measurements are approximate and no dimensions should be relied upon without verification on site. This plan is for illustrative purposes only and should not be used for legal purposes. The vendor reserves the right to make alterations and to withdraw the property from the market at any time.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			88
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs		56	
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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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