



## 74 Kingsland Walk, Cwmbran, NP44 4RF

### Asking price £190,000



One2One are delighted to present this delightful three bedroom mid-terrace house situated in St Dials waiting to be discovered. As you step into the property, you are greeted by a welcoming entrance hall with laminate flooring, leading you to a living room featuring an electric fireplace - perfect for those chilly evenings.....



## MAIN DESCRIPTION

One2One are delighted to present this delightful three bedroom mid-terrace house situated in St Dials waiting to be discovered. As you step into the property, you are greeted by a welcoming entrance hall with laminate flooring, leading you to a living room featuring an electric fireplace - perfect for those chilly evenings.

The ground floor also boasts a convenient study room with a rear-facing window, ideal for those working from home. Fitted kitchen equipped with a range of eye-level and floor-mounted units, electric oven, hob, and a sink, all complemented by tiled splashbacks. The half-glazed door opens to the side of the property, adding a touch of convenience to everyday living.

Venture upstairs to find a first-floor landing with storage cupboards, offering practicality and space. The three bedrooms are thoughtfully designed, with built-in wardrobes providing ample storage. The family bathroom features a shower cubicle, WC, and washbasin, all elegantly finished with part-tiled walls.

Step outside to discover the beautiful rear garden, a tranquil oasis perfect for outdoor dining and entertaining. The patio area is ideal for soaking up the sun, surrounded by shrubbery borders that add a touch of greenery to the space. A wooden gate and shed offer additional storage, while side access enhances the practicality of this charming property. Garage in a block nearby.

Don't miss the opportunity to

make this house your home, contact OneZone Estate Agents today to arrange a viewing and embark on a journey to your new abode in St. Dials.

Entrance Hall

Downstairs W C

Living Room 11' 1" max x 16' 7" max ( 3.38m max x 5.05m max )

Study 6' 6" x 7' 9" ( 1.98m x 2.36m )

Dining Kitchen 18' 7" max x 10' 6" max ( 5.66m max x 3.20m max )

First Floor Landing

Bedroom One 8' min x 10' 6" ( 2.44m min x 3.20m )

Bedroom Two 10' 6" max x 12' 4" max ( 3.20m max x 3.76m max )

Bedroom Three 7' 5" x 8' ( 2.26m x 2.44m )

Bathroom

Outside

Front and rear gardens.

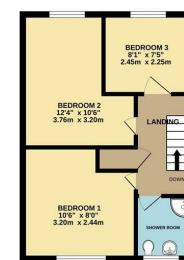
Tenure: Freehold

Council Tax 'B'



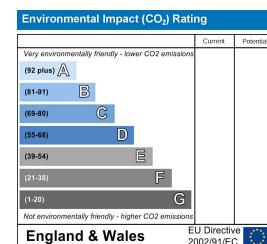
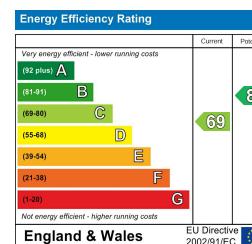
GROUND FLOOR  
442 sq.m. (4,772 sq.ft.) approx.

1ST FLOOR  
252 sq.m. (2,701 sq.ft.) approx.



TOTAL FLOOR AREA: 700 sq.m. (7,530 sq.ft.) approx.  
Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements are approximate and no dimensions should be relied upon as facts. Prospective purchasers are advised to make their own arrangements to verify the details. The services, systems and appliances have not been tested and no guarantee can be given in respect of their condition or performance. The services, systems and appliances have not been tested and no guarantee can be given in respect of their condition or performance.

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.



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.

5 - 7 New Street, Cwmbran, Torfaen, NP44 1EE

Tel: 01495219699

Email: [Enquiries@onezoneestateagents.co.uk](mailto:Enquiries@onezoneestateagents.co.uk)