



51 Ledbrooke Close, Cwmbran, NP44 7JT

Guide price £120,000



One2one are delighted to offer this attractive two double-bedroom flat in Ledbrooke Close, Cwmbran, offers spacious and comfortable living, perfect for first-time buyers, downsizers, or investors....



MAIN DESCRIPTION

GUIDE PRICE £120,000 - £130,000 One2one are delighted to offer this attractive two double-bedroom flat in Ledbrooke Close, Cwmbran, offers spacious and comfortable living, perfect for first-time buyers, downsizers, or investors.

The property boasts a generously sized living area, flooded with natural light, providing the ideal space to relax or entertain. The fitted kitchen is well-appointed with ample cabinetry and workspace, ideal for home cooking and day-to-day convenience.

Both bedrooms are spacious double rooms, offering plenty of flexibility for families, professionals, or guests. The family bathroom is modern and well-kept, with a full suite including bath and shower facilities.

One of the standout features of this property is the abundance of built-in storage, with several useful cupboards throughout the home – a rare and welcome feature in flat living.

Externally, residents benefit from access to a well-kept communal garden, perfect for enjoying the outdoors without the upkeep. On-street parking is readily available, and the area offers a peaceful, community-focused atmosphere.

Entrance Hall

Lounge/Diner
17' 11" x 11' 3" (5.47m x 3.43m)

Kitchen
9' 9" x 7' 9" (2.96m x 2.37m)

Utility room
7' 11" x 6' 1" (2.41m x 1.85m)

Bedroom 1
13' 8" x 10' 5" (4.16m x 3.17m)

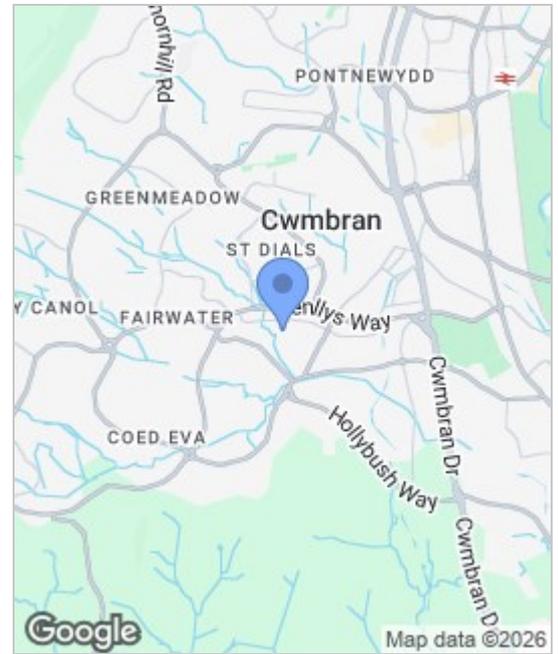
Bedroom 2
12' 7" x 8' 8" (3.84m x 2.63m)

Bathroom
6' 10" x 5' 6" (2.09m x 1.67m)

TENURE - Leasehold

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.



Total area: approx. 67.9 sq. metres (730.8 sq. feet)

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		
(55-68) D			(55-68) 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		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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