



## 27 Ty Mynydd, Cwmbran, NP44 1NT

### Guide price £250,000



\*\*\*GUIDE PRICE £250,000-£260,000\*\*\* This semi-detached house offers a perfect blend of comfort and convenience. With three bedrooms, this property is ideal for families or those seeking extra space. The inviting reception room provides a warm and welcoming atmosphere, perfect for relaxation or entertaining guests.

One of the standout features of this property is the ample parking space, accommodating up to three vehicles, which is a rare find in such a sought-after location. The surrounding area boasts a friendly community and is conveniently located near local amenities, schools, and parks, making it an excellent choice for families and professionals alike.

In summary, this semi-detached house in Ty Mynydd is a wonderful opportunity for those looking to settle in a vibrant and welcoming neighbourhood. With its appealing features and prime location, it is sure to attract interest from a variety of buyers. Do not miss the chance to make this delightful property your new home.



## MAIN DESCRIPTION

A well-presented semi-detached family home, ideally positioned within close proximity to the Town Centre, highly regarded local schools and a wide range of everyday amenities. The property also benefits from excellent bus routes and convenient road links, making it an ideal choice for commuters and families alike.

Upon entering the property, you are welcomed by a bright and inviting entrance hall with stairs rising to the first floor, setting the tone for the well-maintained accommodation throughout.

The front lounge is a light and airy reception room, enhanced by a charming bay window which allows an abundance of natural light to flood the space, creating a warm and comfortable environment ideal for relaxing or entertaining.

To the rear, the property boasts a modern fitted kitchen/diner, thoughtfully designed to suit contemporary family living. The kitchen is fitted with a range of stylish base and wall units with complementary work surfaces over, a breakfast bar for casual dining, a built-in induction hob and electric oven, and space for additional appliances. There is also further plumbing available for a washing machine located in the outhouse. The dining area provides ample space for a family-sized table and chairs and is further enhanced by French doors opening directly onto the rear garden, seamlessly blending indoor and outdoor living.

To the first floor, the landing gives access to three bedrooms, two of which are generous double

rooms, with the third making an ideal single bedroom, nursery or home office. The accommodation is completed by a modern family bathroom, comprising a panelled bath with rainfall shower over, pedestal wash hand basin, low-level WC and a window providing natural light and ventilation.

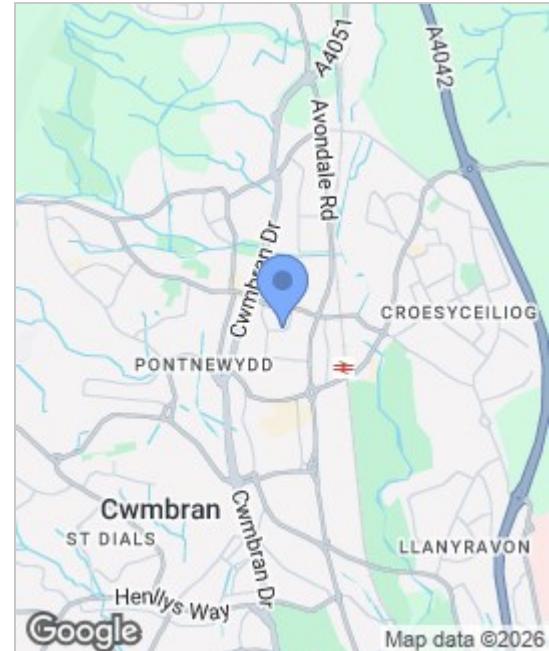
Externally, the enclosed rear garden is mainly laid to lawn and features two paved patio areas, offering excellent space for outdoor dining, entertaining or family enjoyment. To the front of the property there is off-road parking.

This attractive home is well presented throughout and offers a fantastic opportunity for a wide range of buyers. Early viewing is highly recommended to fully appreciate all that this property has to offer.

**TENURE: FREEHOLD**

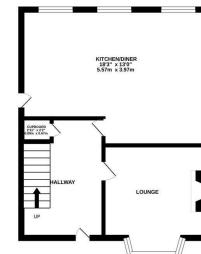
**COUNCIL TAX BAND: C**

**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

402 sq ft. (37.4 sq m.) approx.

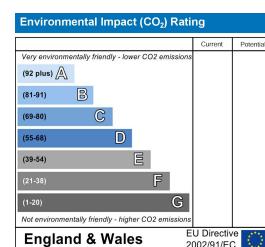
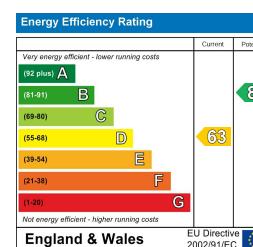


1ST FLOOR

377 sq ft. (35.0 sq m.) approx.



TOTAL FLOOR AREA - 779 sq ft. (72.4 sq m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floor plans contained herein, measurements are approximate and should be used as a guide only. Prospective buyers must satisfy themselves as to the accuracy of the measurements or area of any room or rooms. These plans are for illustrative purposes only and should not be relied on as forming part of any contract for the purchase of the property. Prospective buyers must rely on the measurements and area provided by the seller or their surveyor.



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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