



## 55 Wesley Street, Cwmbran, NP44 3LZ

### Asking price £220,000



Situated on the charming Wesley Street in Cwmbran, this delightful mid-terrace house offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms and a loft room, this property is ideal for small families, couples, or individuals seeking a cosy home.

Upon entering, you are welcomed into a spacious reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The layout is designed to maximise space and light, creating a pleasant environment throughout.

One of the standout features of this property is the parking, a rare find in many urban settings. This added convenience allows for easy access and peace of mind.



## MAIN DESCRIPTION

Located in the highly sought-after area of Old Cwmbran, this charming terraced cottage enjoys a lovely position with a wide range of local amenities close by. The property is within walking distance of Cwmbran Town Centre, offering convenient access to shops, schools, and everyday amenities. For those who enjoy the outdoors, scenic canal walks are nearby, while Cwmbran Park is situated just across the road. The property is also ideally positioned for commuters, benefiting from excellent bus routes and superb road links. Offered to the market with no onward chain, this property must be viewed to be fully appreciated.

The accommodation briefly comprises an entrance hall entered via a composite front door, with stairs leading to the first floor. The lounge is a welcoming reception room with a window to the front aspect. To the rear, the kitchen/diner is fitted with a range of base and wall units with work surfaces over, incorporating a gas hob and electric oven. There is plumbing for a washing machine, space for a fridge/freezer, and a window and door providing access to the rear garden. A convenient ground floor WC completes the ground floor accommodation.

To the first floor are two bedrooms, with bedroom one benefiting from a door leading to a staircase that rises to a useful loft room, featuring a rear-facing window and eaves storage. The family bathroom is fitted with a vanity wash hand basin, low-level WC, and a bath with shower over, along with a

window for natural light and ventilation.

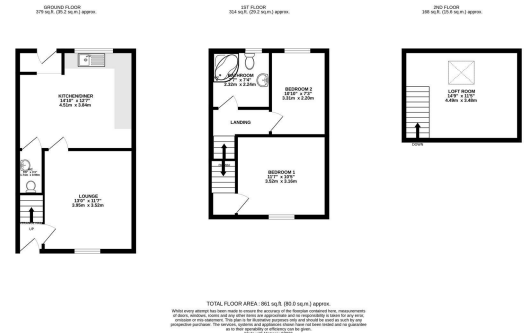
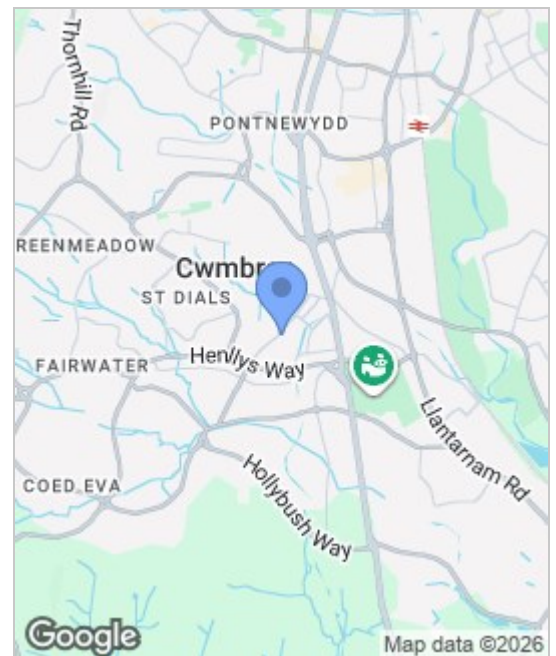
Externally, the property offers a generous rear garden, mainly laid to lawn and offering excellent potential for further landscaping or outdoor entertaining. To the rear, there is also the added benefit of a garage and off-road parking. To the front, the garden is laid to lawn with decorative slate chippings.

This delightful home offers charm, convenience, and potential in a desirable location — early viewing is highly recommended.

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 <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>
			EU Directive 2002/91/EC

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