



## 61 Brynglas, Cwmbran, NP44 7LH

### Guide price £215,000



One2One are delighted to present this extended terraced family home, offering an ideal opportunity for families seeking a comfortable and inviting living space. Thoughtfully designed, this property provides a perfect balance of space and functionality, making it a fantastic choice for those looking to settle in a well-appointed home.

With a guide price ranging from £215,000 to £225,000, this property boasts an impressive layout that caters to modern family living. The extension enhances the overall space, providing ample room for relaxation, entertaining and everyday family life....



## MAIN ROOM

\*\*\* GUIDE PRICE £215,000 -

£225,000\*\*\* One2One are

delighted to present this extended three-bedroom property, situated in the sought-after area of Hollybush. This charming home offers spacious and versatile living accommodation, making it ideal for families.

Upon entering the property, you are welcomed by fitted kitchen, providing ample storage and workspace for all your culinary needs. The home has been extended to include a generous lounge, which benefits from breathtaking views over open fields to the rear, creating a serene and picturesque setting. Additionally, there is a well-proportioned dining room with plenty of space to accommodate a family-sized dining table and chairs, perfect for both everyday meals and entertaining guests.

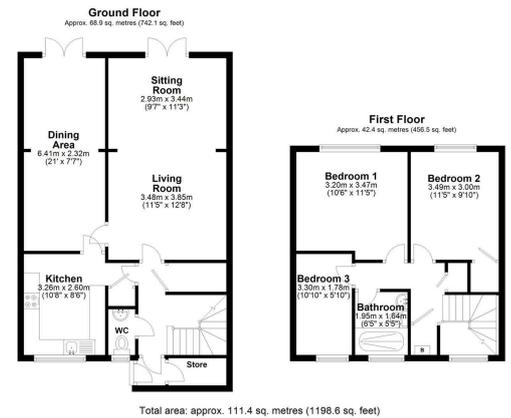
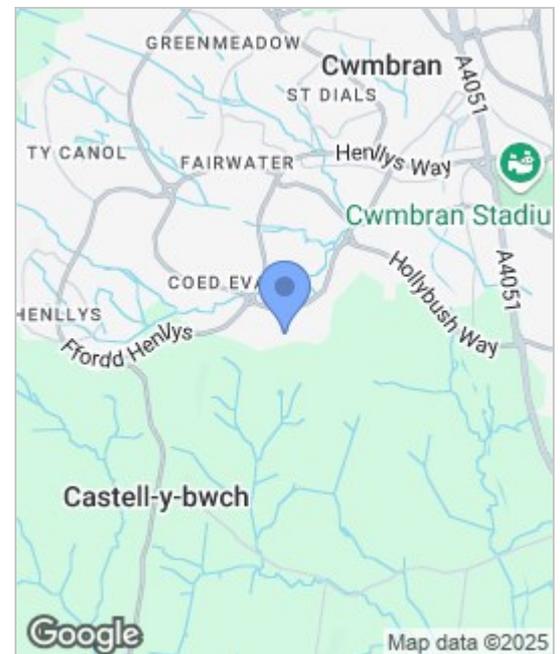
Upstairs, the property boasts three comfortable bedrooms, two of which are double rooms. The first floor is completed by a family bathroom.

Externally, the home features a driveway to the front, providing off-road parking, while the rear of the property offers a private south facing garden with fantastic views, ideal for outdoor relaxation and entertaining. With its spacious layout, stunning views and excellent location, this property presents a fantastic opportunity for those looking for a wonderful family home.

COUNCIL TAX BAND 'C'

TENURE - FREEHOLD

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
England & Wales	EU Directive 2002/91/EC	87	England & Wales
		76	EU Directive 2002/91/EC

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