



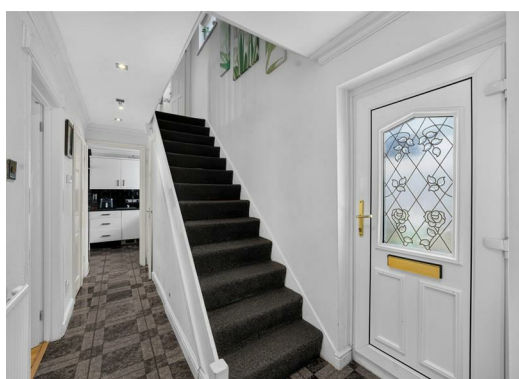
## 11 Barnets, Cwmbran, NP44 4UY

Guide price £190,000



\*\*\* GUIDE PRICE £190,000 - £200,000 \*\*\* Located in the charming area of Greenmeadow, this delightful semi-detached house offers a perfect blend of comfort and convenience. With four spacious bedrooms, this property is ideal for families seeking a welcoming home. The well-proportioned reception room provides a lovely space for relaxation and entertaining, making it the heart of the home.

Situated in Barnets, residents will benefit from a range of local amenities, including shops, schools, and parks, all within easy reach. The area is well-connected, making commuting to nearby towns and cities a breeze.



## MAIN DESCRIPTION

\*\*\*GUIDE PRICE £190,000 -

£200,000\*\*\* Offered to the market with excellent potential, this spacious four-bedroom semi-detached property presents a fantastic opportunity for families, first-time buyers looking to upsize, or investors seeking a property with scope to modernise and add value. Conveniently situated close to local schools, shops and everyday amenities, the property also benefits from excellent bus routes, good road links and a large communal car park. Internal viewing is highly recommended to appreciate the size and potential on offer.

The accommodation is entered via a spacious entrance hall, providing a welcoming first impression with a staircase rising to the first floor and the added benefit of a useful built-in storage cupboard. The bright and generously proportioned lounge enjoys windows overlooking the rear garden, allowing an abundance of natural light to fill the room and creating a comfortable living space for the whole family.

The heart of the home is the spacious kitchen/dining room, offering excellent potential to create a superb family and entertaining space. Fitted with a range of base and wall units with complementary work surfaces, the kitchen provides space for a range cooker, fridge/freezer and plumbing for a washing machine. A window to the front elevation and doors opening onto the rear garden provide plenty of natural light, while there is ample room for a family dining table and chairs. A convenient ground floor WC completes the ground floor

accommodation.

To the first floor are four bedrooms, offering flexible accommodation to suit a variety of family needs, whether as bedrooms, a home office or hobby room. The family bathroom is fitted with a panelled bath, pedestal wash hand basin and low-level WC, with a window to the front elevation providing natural light and ventilation.

Externally, the enclosed rear garden offers a wonderful outdoor space, featuring a decked seating area ideal for entertaining, a lawn providing space for children to play or keen gardeners, and a paved patio area to the side with a gated access.

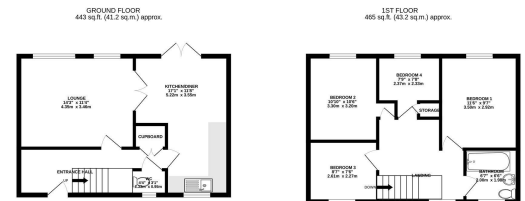
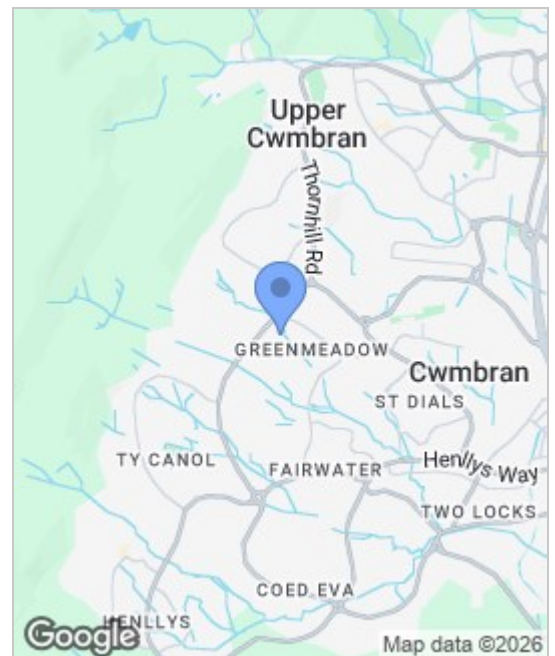
The property also benefits from access to a large communal car park, providing convenient off-road parking.

Requiring some modernisation but offering generous accommodation, a popular location and excellent scope to personalise and enhance, this is a fantastic opportunity for buyers looking to create a wonderful family home. Early viewing is strongly recommended.

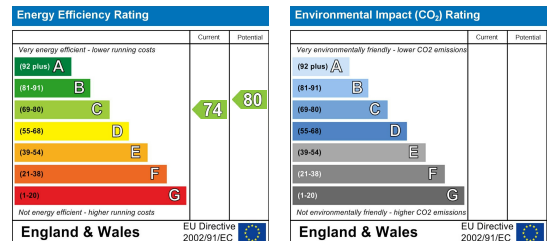
TENURE: FREEHOLD

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.



TOTAL FLOOR AREA: 848 sq ft (78.4 sq m) approx.  
These energy ratings have been calculated using the current version of the Building Regulations. Regulations in force from 1st January 2022 will require higher energy efficiency standards for new buildings. The current version of the Building Regulations is used for this calculation. The current version of the Building Regulations is used for this calculation. The current version of the Building Regulations is used for this calculation.



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.