



## 14 Ceredig Court, Cwmbran, NP44 8SA

### Guide price £200,000



\*\*\*GUIDE PRICE £200,000-£210,000\*\*\* Located in the area of Ceredig Court, Llanyravon, Cwmbran, this delightful house presents an excellent opportunity for those seeking a comfortable and inviting home. The property boasts a well proportioned reception room, perfect for both relaxation and entertaining guests.

With two spacious bedrooms, this residence is ideal for small families, couples, or individuals looking for extra space. The layout is thoughtfully designed to maximise comfort and functionality, ensuring that every corner of the home is utilised effectively.

Whether you are looking to buy or rent, this home is a wonderful choice for those who appreciate a blend of comfort and convenience in a lovely setting. Do not miss the chance to make this charming house your new home.



## MAIN DESCRIPTION

Located in the ever popular area of Llanyravon, this stylishly modernised end terrace property offers spacious, contemporary living perfect for first time buyers, families, or investors alike. Ideally situated close to local schools, shops, and amenities, this home is ready to move straight into with no onward chain.

Step through the entrance hall with stairs leading to the first floor. The heart of the home is the open-plan kitchen/dining/living area, designed with modern living in mind. The kitchen features a range of base and wall units with work surfaces over, integrated fridge/freezer, gas hob, electric oven, and plumbing for a washing machine. The space flows seamlessly into the dining and lounge area, complete with a multi-fuel burner, a window to the front, and French doors opening onto the rear garden—filling the space with natural light.

Upstairs, you'll find two generous double bedrooms. Bedroom one benefits from a built-in wardrobe, while bedroom two includes a useful storage cupboard. The modern shower room boasts a rainfall shower cubicle, low level WC, and wash hand basin—stylishly finished for modern tastes.

The enclosed rear garden offers a combination of a decked seating area, lawn, brick-built shed, and side access. The front garden is also enclosed with a pathway leading to the entrance, adding further curb appeal. NO CHAIN.

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.

