



4 Sunnybank, Cwmbran, NP44 6HB

Guide price £250,000



Situated in the charming Henllys Village, this delightful three-bedroom terraced house presents an exceptional opportunity for those seeking a modern and spacious family home. The property boasts a well-designed layout, featuring a comfortable reception room that invites relaxation and social gatherings. With three generously sized bedrooms, there is ample space for family living or accommodating guests.

Properties in this desirable area are seldom available, making this an ideal choice for buyers looking for a peaceful yet convenient lifestyle. Don't miss the chance to make this lovely house your new home in the heart of Henllys Village.....



MAIN DESCRIPTION

*** GUIDE PRICE £250,000 -

£260,000*** Situated in the highly sought after Henllys Village, this well presented three bedroom terraced home offers modern, spacious living in a quiet and desirable location. Properties in this area rarely come to market, making this a fantastic opportunity for buyers seeking a comfortable family home or a move-in-ready property in a peaceful yet convenient setting.

Henllys Village is known for its friendly community feel and excellent local amenities, with shops, well regarded schools, and green spaces all within easy reach. The area is ideal for walkers and nature lovers, with nearby countryside walks and scenic views, while commuters will appreciate the good road links and regular bus routes to Cwmbran, Newport, and beyond.

On entering the home, you are welcomed into a bright and inviting entrance hall with a modern composite front door, stairs to the first floor, and a cupboard ideal for coats and shoes.

To the rear of the property is a stylish and spacious kitchen/diner, perfect for everyday family life and entertaining. Fitted with a range of contemporary base and wall units, the kitchen includes an electric hob and oven with extractor over, an integrated dishwasher, and space for a fridge/freezer. A utility cupboard provides plumbing for a washing machine, while a under stairs storage cupboard adds further practicality. A window and door open out to the rear garden, bringing in natural light and offering easy access to outdoor dining.

The lounge is a generously sized reception room with large doors to

the rear and a wide window to the front, creating a bright and welcoming space for relaxation or entertaining.

Upstairs, the property offers three good sized bedrooms, all presented in neutral, modern décor and providing comfortable accommodation for a growing family. The family bathroom has been tastefully updated and comprises a panelled bath with shower over, wash hand basin, low-level WC, and a rear-facing window.

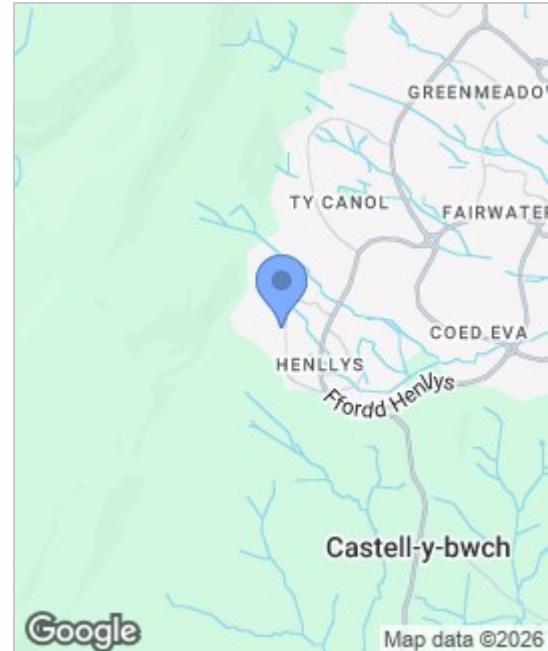
Externally, the home features a low maintenance rear garden, thoughtfully landscaped for modern living. There is a patio area, steps leading to a raised artificial lawn, decking for outdoor seating, and a storage shed. A rear gate provides direct access to open fields, ideal for dog walking or countryside strolls. To the front, the home has a well-kept enclosed patio area, providing additional outdoor space and curb appeal.

This property offers a rare opportunity to acquire a beautifully presented home in a quiet and well connected village setting. With stylish interiors, practical features, and a peaceful yet convenient location, early viewing is highly recommended.

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

438 sq ft. (40.7 sq m) approx.

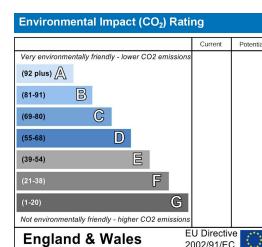
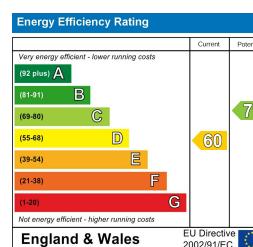


1ST FLOOR

438 sq ft. (40.7 sq m) approx.



TOTAL FLOOR AREA: 875 sq ft. (81.5 sq m) approx.
Whilst every effort has been made to ensure the accuracy of the floorplans, measurements are approximate and for guidance only. Prospective buyers are advised to check measurements are correct for their intended purpose. The services, fixtures and fittings shown have not been tested and we have no information on their condition.



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.