



## 81 Marlborough Road, Cwmbran, NP44 5EJ

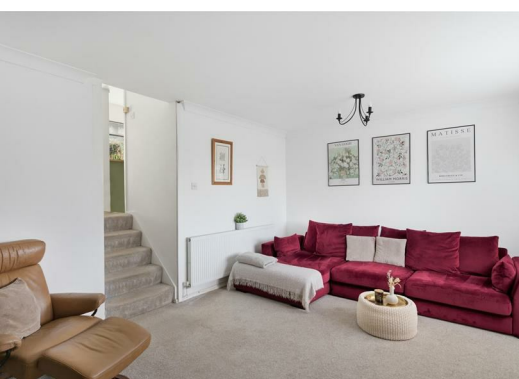
### Asking price £240,000



Nestled on Marlborough Road in the desirable area of Greenmeadow, this link-detached house presents an excellent opportunity for both families and first-time buyers. The property boasts two spacious reception rooms, providing ample space for relaxation and entertaining guests. With three well-proportioned bedrooms, there is plenty of room for everyone to enjoy their own private space.

One of the standout features of this property is the generous parking provision, accommodating up to four vehicles, which is a rare find in this area.

Importantly, this property is offered with no onward chain, allowing for a smooth and swift transaction. Whether you are looking to settle down in a family-friendly neighbourhood or seeking a sound investment, this home on Marlborough Road is sure to meet your needs. With its appealing layout and practical amenities, it is a must-see for anyone looking to make Cwmbran their home.



## MAIN DESCRIPTION

This well presented split-level, link-detached family home, offered to the market with no onward chain, and ideally situated within easy reach of well-regarded local schools, excellent bus routes, major road links and a wide range of shops and everyday amenities. Combining convenience with generous living space, this superb property must be viewed internally to fully appreciate all that it has to offer.

Upon entering, you are welcomed by a practical entrance hall providing ample space for coats and shoes, creating an ideal first impression for visiting guests. A convenient ground floor WC adds to the functionality of the home.

The spacious lounge is positioned to the front of the property and features a large bay window allowing for plenty of natural light, creating a bright and inviting living space. Stairs lead to the dining room, which enjoys a pleasant outlook to the rear and benefits from doors opening out to the garden, making it perfect for both everyday family dining and entertaining.

The fitted kitchen is well-equipped with a range of base and wall units, complemented by a double electric oven, gas hob and integrated dishwasher. A rear-facing window provides natural light and views over the garden. Adjacent to the kitchen is a useful utility room offering plumbing for a washing machine, space for a tumble dryer and an American-style fridge/freezer, along with a door giving direct access to the rear garden.

To the upper level, there are three well-proportioned bedrooms. Bedroom one benefits from fitted wardrobes, providing excellent storage. The family bathroom comprises a panelled bath with electric shower over, pedestal wash hand basin and low-level WC, with a window to the front elevation.

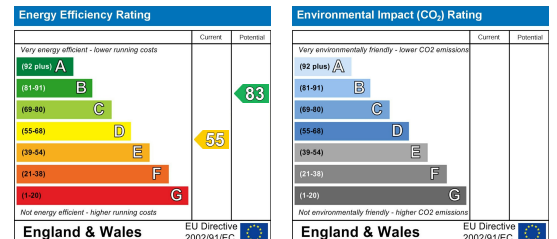
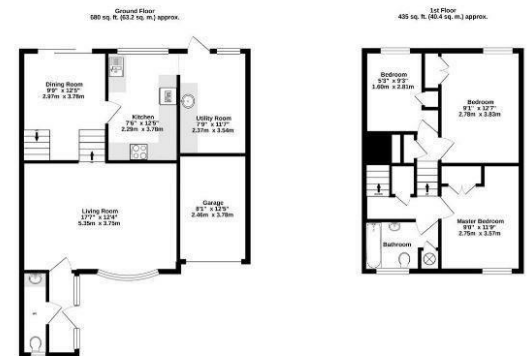
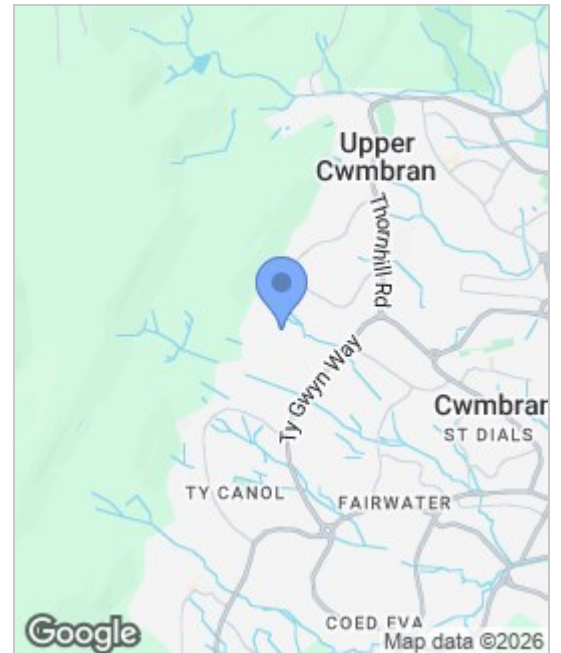
Externally, the enclosed rear garden offers a patio area ideal for outdoor seating and entertaining, along with an artificial lawn for ease of maintenance. A gate provides additional access. To the front, there is ample off-road parking leading to a garage, along with a front garden area enhancing the property's kerb appeal.

This fantastic home offers spacious and versatile accommodation in a highly convenient location. Early viewing is strongly 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.



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