



## 2 Ty Mynydd, Cwmbran, NP44 1NU

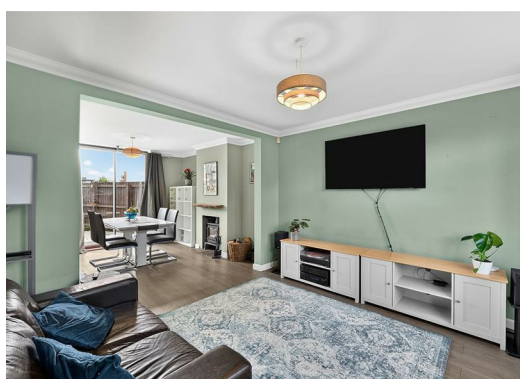
### Guide price £285,000



\*\*\* GUIDE PRICE £285,000 - £295,000 \*\*\* Situated in the charming area of Ty Mynydd, this delightful semi-detached house offers a perfect blend of comfort and convenience. With three double bedrooms, this property is ideal for families or those seeking extra space. The layout includes a welcoming reception room, providing a warm and inviting atmosphere for relaxation or entertaining guests.

For those with vehicles, the property offers driveway parking, a valuable feature in today's busy world. The location in Cwmbran is particularly appealing, with easy access to local amenities, schools, and transport links, making it a convenient choice for commuters and families alike.

This semi-detached house in Ty Mynydd presents an excellent opportunity for anyone looking to settle in a friendly community while enjoying the comforts of a well-appointed home. Don't miss the chance to make this lovely property your own.



## MAIN DESCRIPTION

This spacious semi-detached family home is ideally located within close proximity to well-regarded local schools and is within walking distance of Cwmbran Town Centre, offering a wide range of shops, restaurants, and amenities. The property also benefits from excellent transport connections, including nearby rail links via Cwmbran Railway Station, as well as good bus routes and convenient road links, making it ideal for commuters and families alike.

The accommodation begins with a welcoming entrance hall, complete with staircase leading to the first floor and a useful under-stairs storage cupboard. The spacious lounge is a bright and inviting living area, featuring a charming bay window that allows for an abundance of natural light. The lounge flows seamlessly into the dining room, creating an open and sociable layout, enhanced by a feature wood burner and doors opening out to the rear garden, further contributing to the light-filled and cosy feel of the space.

The fitted kitchen offers a range of base and wall units with work surfaces over, along with plumbing for both a washing machine and dishwasher, and space for additional appliances. A window and door provide access to the rear garden. The ground floor is further complemented by a convenient WC.

A door from the lounge leads to the integral garage, which has had the garage door bricked up, presenting excellent potential for conversion into additional living space, subject to the necessary planning permissions.

To the first floor, the property offers

three generously sized double bedrooms. The principal bedroom is accessed via a versatile dressing room or study area, providing an ideal space for home working or additional storage. The en suite bathroom is well-appointed, comprising a bath, separate shower cubicle, low-level WC, and pedestal wash hand basin.

In addition, there is a modern shower room featuring a double shower enclosure with power shower, pedestal wash hand basin, low-level WC, and a window for natural light and ventilation.

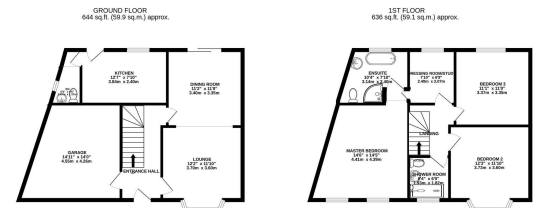
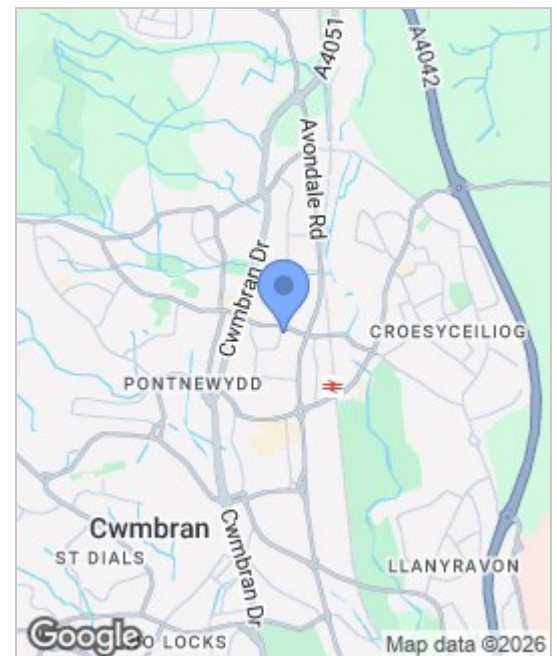
Externally, the property further benefits from solar panels with a fully owned battery storage system, offering improved energy efficiency and reduced running costs.

Overall, this property offers flexible and well-proportioned accommodation throughout, making it an excellent choice for growing families. Early viewing is highly recommended to fully appreciate the space, potential, and convenient location on offer.

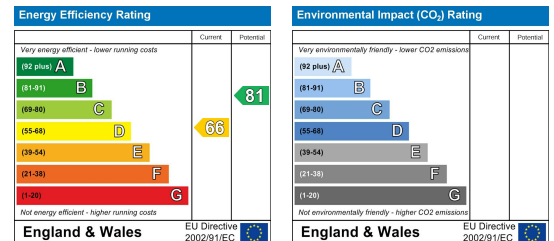
TENURE: FREEHOLD

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.



TOTAL FLOOR AREA: 1282 sq ft (119.0 sq m) approx.  
Indicative floor plans only and do not represent the actual floor levels. Measurements of areas, volumes, heights and depths are for information only and are not intended to be used for legal purposes. They are not intended to be used for legal purposes. They are not intended to be used for legal purposes. They are not intended to be used for legal purposes.



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