



## 46 Ton Road, Cwmbran, NP44 7LE

### Offers over £250,000



One2One Estate Agents are proud to showcase this substantial home, which is situated in a highly sought-after area. Residents will appreciate the convenience of nearby local amenities, including shops, schools, and recreational facilities. The property is also well-connected by public transport links and main road networks, making it an ideal choice for commuters and families alike.

As you approach the bungalow, you will be greeted by a generous driveway that provides off-road parking for two to three vehicles, ensuring ease of access for you and your guests. Additionally, there is a detached single garage.

The front garden is attractively maintained, enhancing the home's curb appeal and creating a warm welcome for visitors. This delightful bungalow combines comfort, convenience, and charm, making it a perfect place to call home. Don't miss the opportunity to make this wonderful property your own....



## Main Description

One2One Estate Agents are delighted to present this beautifully presented and substantial detached bungalow in need of some modernisation, located in a highly sought-after area. The property benefits from convenient access to a wide range of local amenities and facilities, and is well served by public transport links and main road networks, making it an ideal choice for those seeking both comfort and convenience.

Approaching the property, you are welcomed by a generous driveway offering off-road parking for two to three vehicles, along with a detached single garage featuring a rear access door. The front garden is attractively maintained, adding to the home's curb appeal.

Upon entering the bungalow, you step into a welcoming hallway. To the right, you'll find a well-appointed kitchen fitted with a range of wall and base units incorporating a built in electric oven and hob as well as offering space for freestanding appliances and a small table and chairs – perfect for casual dining.

The spacious living room is a bright and inviting area, ideal for relaxing or entertaining. It features a wall-mounted fireplace and benefits from large double-glazed sliding doors that flood the room with natural light and opens to a generous dining room, which easily accommodates a family-sized dining table and chairs.

The family bathroom is well equipped with a corner panelled bath, a step-in shower cubicle, a

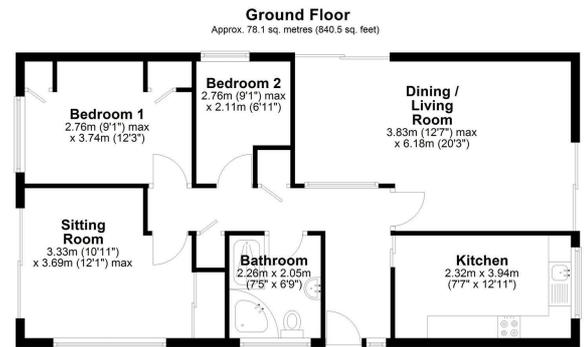
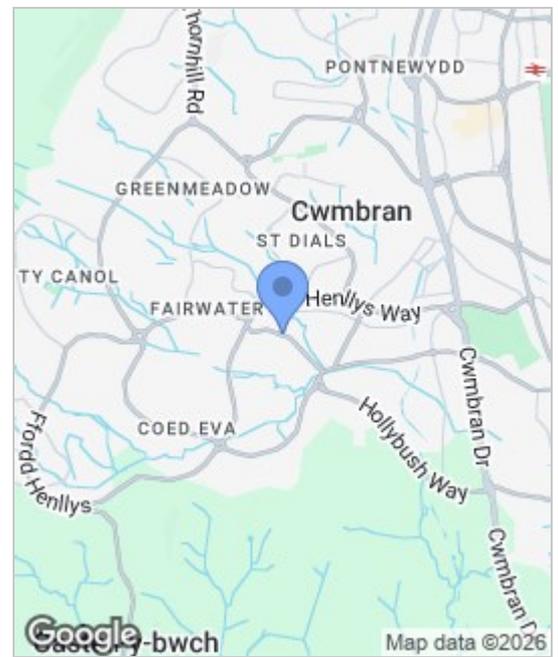
sink set within a vanity unit, and a low-level WC. The property offers three bedrooms in total, two of which are comfortable double rooms, providing flexible accommodation for a family or guests.

Externally, the rear garden provides a generous and inviting space, perfect for outdoor seating and entertaining. Benefiting from sunlight throughout the day, it offers an ideal setting for relaxation or social gatherings. The garden features a well-maintained lawn, a paved patio area and a variety of established plants and shrubs that add character and charm to the outdoor space.

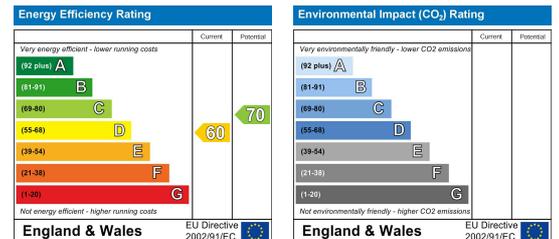
TENURE: Freehold

COUNCIL TAX BAND: D

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 area: approx. 78.1 sq. metres (840.5 sq. feet)



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