



8 Newgale Row, Cwmbran, NP44 3QJ

Guide price £190,000



# 8 Newgale Row Cwmbran, NP44 3QJ



Nestled in the sought-after area of Newgale Row, Cwmbran, this delightful end-terraced house offers a wonderful opportunity for families and commuters alike. With a guide price ranging from £190,000 to £200,000, this property boasts a prime location just a short stroll from Cwmbran town centre....

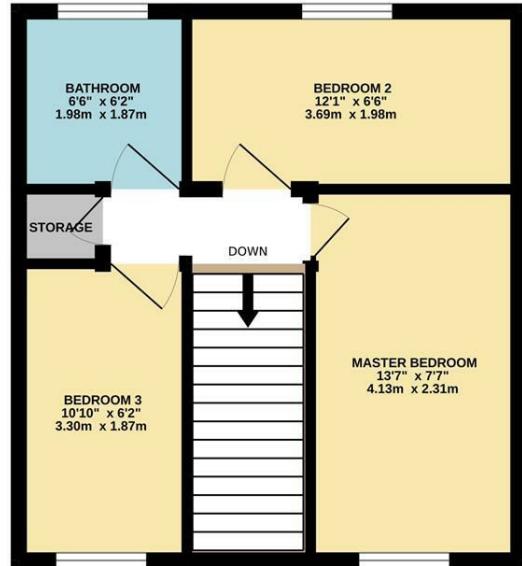
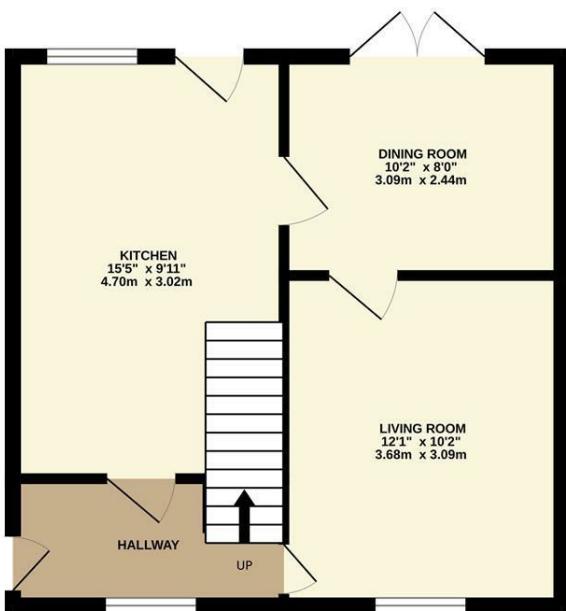
- WELL PRESENTED END TERRACE PROPERTY
- LOUNGE
- SEPARATE DINING ROOM
- KITCHEN
- THREE BEDROOMS
- SHOWER ROOM
- DOUBLE GLAZING AND GAS CENTRAL HEATING SYSTEM
- FRONT AND REAR GARDENS





GROUND FLOOR  
402 sq.ft. (37.4 sq.m.) approx.

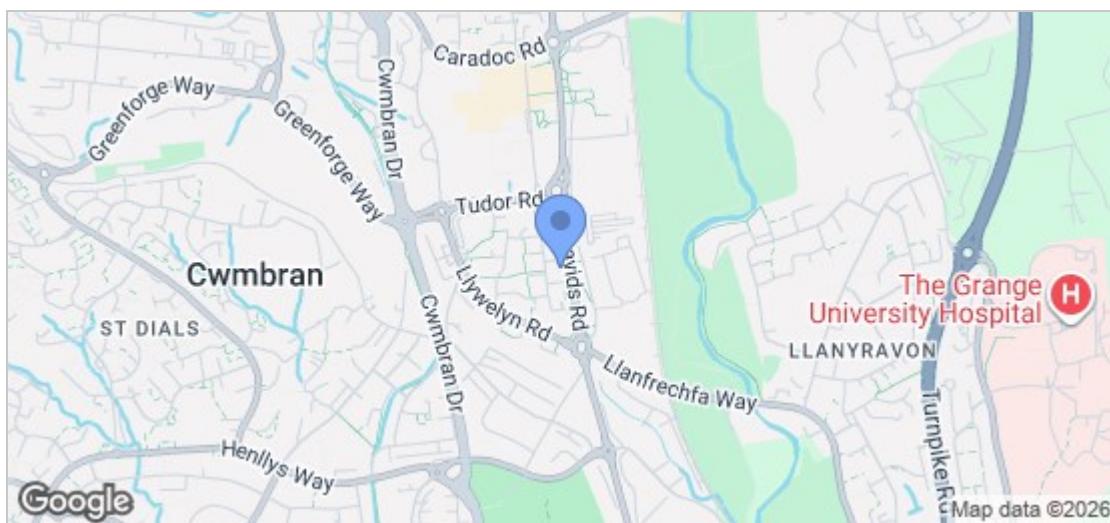
1ST FLOOR  
345 sq.ft. (32.1 sq.m.) approx.



TOTAL FLOOR AREA: 748 sq.ft. (69.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C		63
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		

## Viewing

Please contact our One2One Estate Agents Torfaen Office on 01495219699 if you wish to arrange a viewing appointment for this property or require further information.

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.

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