



5 Coed Lee, Cwmbran, NP44 7EL

Guide price £110,000



GUIDE PRICE £110,000 - £120,000Nestled in the area of Coed Lee, Cwmbran, this delightful first-floor flat offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for individuals, couples, or small families seeking a welcoming home.

One of the standout features of this property is its prime location. Coed Eva is known for its friendly community and excellent amenities, making it a desirable place to live. Residents will benefit from easy access to local shops, schools, and parks, as well as convenient transport links to nearby towns and cities.

This purpose-built flat is not only practical but also offers a sense of security and peace of mind. Whether you are looking to invest in your first home or seeking a comfortable rental property, this flat in Coed Lee is an opportunity not to be missed. Embrace the chance to make this lovely flat your new home in a vibrant and welcoming neighbourhood.



MAIN DESCRIPTION

This spacious and well-proportioned first floor flat is an excellent opportunity for first-time buyers, investors or those looking to downsize. Conveniently situated close to local schools, shops and everyday amenities, the property also benefits from excellent road links, regular bus services and nearby canal walks, making it ideal for commuters and those who enjoy the outdoors.

Accessed via a secure communal entrance with stairs leading to the first floor, the property offers a welcoming entrance hall with several useful storage cupboards, providing excellent practicality.

The generous lounge is bright and airy, with windows to both the front and side elevations allowing an abundance of natural light to flood the room. The fitted kitchen is equipped with a range of base and wall units with work surfaces over, a gas hob, electric oven, plumbing for a washing machine, space for a fridge/freezer and a front-facing window.

The accommodation is completed by two spacious double bedrooms and a modern shower room, fitted with a shower enclosure, vanity wash hand basin, low-level WC and a window providing natural light and ventilation.

Externally, residents benefit from a communal drying area and a communal bin store to the rear of the property.

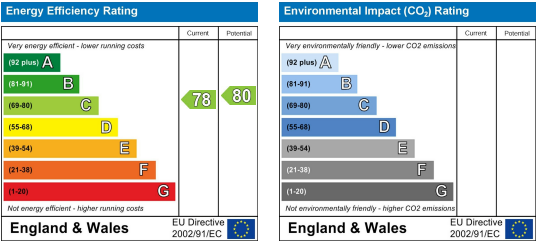
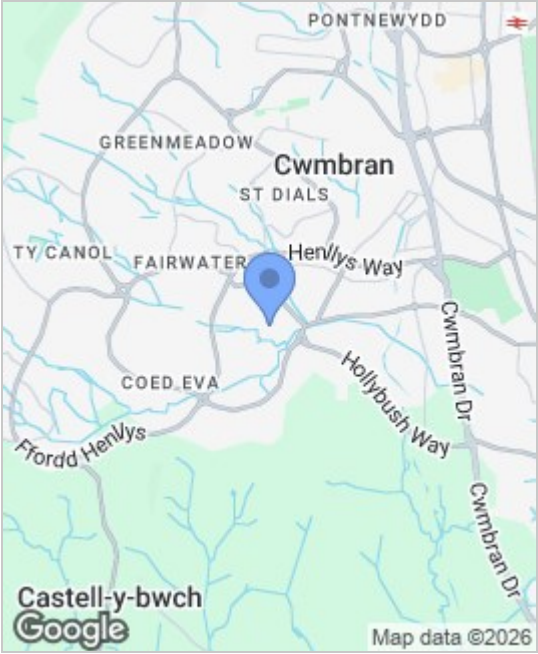
Offering spacious accommodation in a highly convenient location with

excellent transport links, this property is sure to appeal to a wide range of purchasers. Early viewing is highly recommended.

TENURE: LEASEHOLD

COUNCIL TAX BAND: A

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.



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.