



1 Marlborough Road, Cwmbran, NP44 5EJ

Asking price £250,000



Nestled on Marlborough Road in the desirable area of Greenmeadow, this charming link-detached house offers a perfect blend of comfort and style. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The house provides ample room for relaxation and entertaining guests.

The well-presented interiors create a warm and welcoming atmosphere, making it easy to envision yourself settling in. The property features a modern bathroom, ensuring convenience for daily routines. Additionally, the house benefits from parking space for two vehicles, a valuable asset in today's busy world.

This delightful home is a must-view for anyone looking to enjoy the tranquillity of Greenmeadow while being conveniently located near local amenities. With its appealing features and inviting layout, this property is sure to attract interest. Don't miss the opportunity to make this lovely house your new home.



MAIN DESCRIPTION

A well-presented link detached, split-level family home occupying a generous corner plot in this highly sought-after location. Ideally positioned close to local schools, excellent bus routes, road links, and a wide range of shops and amenities, this property offers both convenience and comfortable family living. An internal viewing is highly recommended to fully appreciate the space on offer.

The accommodation begins with a welcoming entrance hall, providing practical space for coats and shoes, with a door to the front. From here, access leads to a ground floor WC, fitted with a low-level WC, vanity wash hand basin, and window providing natural light.

The spacious lounge enjoys a large front-facing window offering pleasant open views, creating a bright and relaxing living space. A useful storage cupboard is tucked neatly away, and stairs lead up to the kitchen/dining room.

The kitchen/dining room is well-appointed with a range of base and wall units, complementary work surfaces, and integrated appliances including a dishwasher, microwave, electric oven, and gas hob. There is ample space to accommodate a family dining table, making this an ideal hub for everyday living and entertaining. Double doors open directly onto the rear garden, creating a seamless connection between indoor and outdoor spaces—perfect for summer dining, entertaining guests, or simply enjoying the garden outlook. A rear-facing window further enhances the light and garden views.

A separate utility room provides additional practicality, with plumbing for a washing machine, space for a tumble dryer and fridge/freezer, and a door giving direct access to the rear garden.

On the first floor is Bedroom Two, a well-proportioned room enjoying attractive

views, alongside the family bathroom, which comprises a panelled bath with rainfall shower over, vanity wash hand basin, low-level WC, and a front-facing window.

The second floor hosts Bedroom One and Bedroom Three, with both bedrooms benefiting from built-in wardrobes. Both rooms offer flexible accommodation suitable for bedrooms, home office space, or guest rooms.

The property also offer a Positive Air Ventilation Fan system along with a Hive heating system.

Externally, the property truly stands out. The rear garden features a patio seating area ideal for outdoor dining, steps leading up to a rockery feature, and a large lawn that sweeps around to the side of the property, maximising the corner plot. Gated access provides additional convenience.

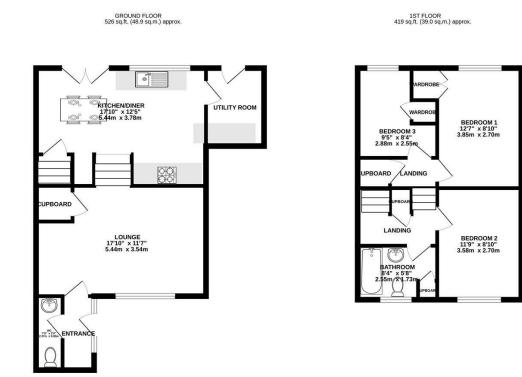
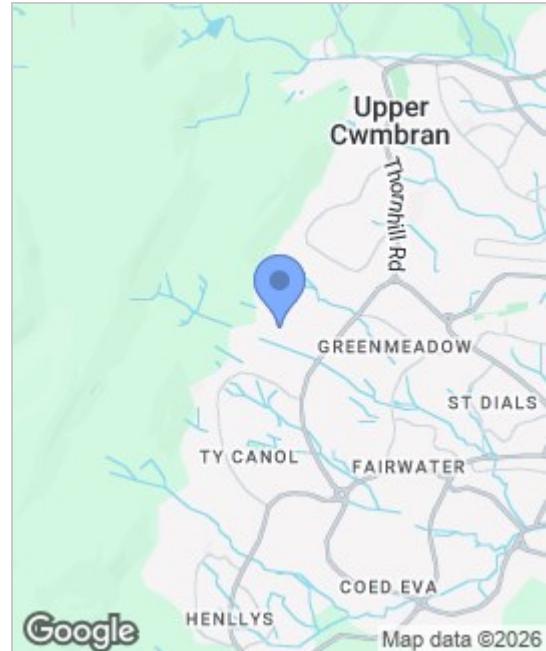
To the front, there is a driveway leading to a garage, offering off-road parking and storage.

A must-view property offering generous accommodation, excellent outdoor space, and a prime location—early viewing is strongly advised.

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: 100 sq.m. (1075 sq.ft.) approx.
Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements are approximate and should not be relied upon for legal purposes. The services, fixtures and fittings shown have not been tested and no guarantee is given as to their condition. Measurements 2023.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A	76	
(81-80)	B	51	
(69-68)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Nor energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			
EU Directive 2002/91/EC		England & Wales	

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