Sage & Co.
Property Agents

82 Caernarvon Crescent, Llanyravon, Cwmbran, NP44 8SU

Offers Over £190,000

Situated in the highly sought after area of Llanyravon, this well presented THREE BEDROOM, MID-TERRACED property is offered for sale with NO ONWARD CHAIN and would make an ideal first time buy, family home or investment opportunity. The accommodation is spacious throughout and briefly comprises an entrance hall leading to a generous living room, a separate dining room with space for family meals and gatherings, alongside a large fitted kitchen offering a range of storage and worktop space. To the rear of the property, the conservatory provides an additional reception area overlooking the garden. To the first floor are three well proportioned bedrooms and a practical wet/shower room.
Externally, the property enjoys DRIVEWAY PARKING to the front, while the enclosed rear garden offers a private outdoor space ideal for hosting guests, family activities or enjoying the summer weather.
Conveniently located close to local schools, shops and everyday amenities, the property is also within easy reach of Cwmbran Town Centre together with excellent road and public transport links, making it ideal for commuters.
Viewing is highly recommended to fully appreciate the space and potential this fantastic home has to offer.
EPC RATING - C
COUNCIL TAX BAND - C

Lakeside House, Llantarnam Parkway, Cwmbran, NP44 3GA
Telephone: 01633 838 888 **Email:** cwmbran@sageandco.co.uk

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Entrance
Part glazed front entrance door to;

Entrance Hall
Obscure double glazed window to front, stairs to first floor, radiator, doors to;

Living Room
11'1" x 12'0" (3.39 x 3.66)
Double glazed window to front, radiator, feature fire surround

Dining Room
7'11" x 12'0" (2.43 x 3.66)
Double glazed window to rear, radiator, door to;

Kitchen
7'10" x 9'8" (2.41 x 2.95)
Fitted with a range of base and eye level wall units with roll top work preparation surfaces over, inset stainless steel sink and drainer unit, space for gas cooker with extractor hood over, ceramic tiled splashbacks, space for fridge, glazed window to rear, under stairs storage cupboard, doors to;

Rear Porch
3'10" x 11'1" (1.18 x 3.40)
Glazed window to rear, part glazed door to rear, door to;

WC
Low level WC, glazed window to side

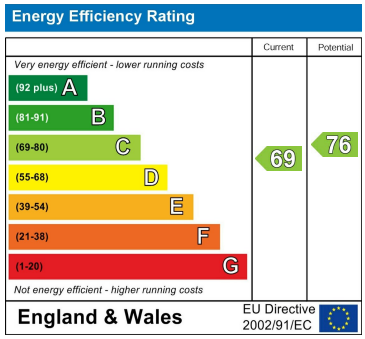
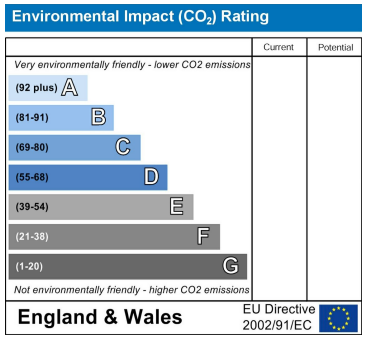
First Floor
Access to loft space, built in storage cupboard, doors to;

Bedroom One
10'0" x 12'0" (3.05 x 3.66)
Double glazed window to front, radiator

Bedroom Two
9'2" x 12'0" (2.80 x 3.66)
Double glazed window to rear, radiator, built in cupboard housing boiler

Bedroom Three
11'4" x 6'5" (3.47 x 1.98)
Double glazed window to front, radiator

Shower Room/Wet Room
4'11" x 7'9" (1.50 x 2.38)
Electric shower, low level WC, wall mounted wash hand basin, double radiator, ceramic tiled walls, obscure double glazed window to front

Outside
Front - Driveway parking, paved path to front entrance door
Rear - Enclosed rear garden mainly laid to lawn with remainder laid to patio, garden shed to remain, tap connecteed

Tenure
We have been advised that this property is Freehold. To be confirmed