



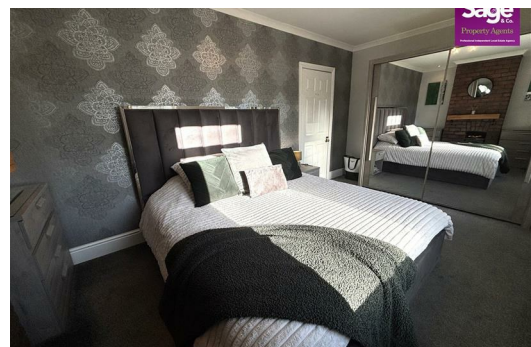
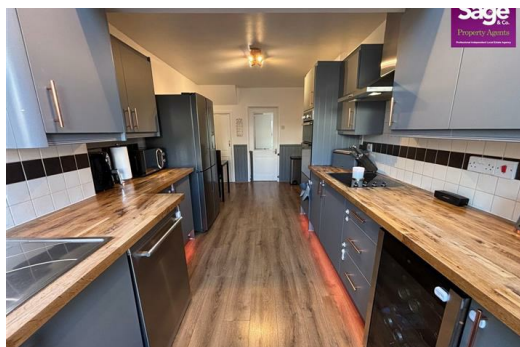
**32 Two Locks Road, Two Locks, Cwmbran, NP44 7HQ**  
**Asking Price £230,000**

This attractive and well-presented THREE BEDROOM, SEMI-DETACHED property is located in the highly sought-after area of Two Locks, Cwmbran, and is offered to the market with NO ONWARD CHAIN, making it an ideal choice for first-time buyers, families, or anyone looking for a smooth and stress-free purchase. The ground floor boasts a spacious lounge/diner, perfect for entertaining family and friends, offering ample room for both relaxation and dining. The contemporary fitted kitchen provides generous workspace and is large enough to accommodate a dining table, creating a welcoming hub for daily living. A useful utility room and a modern ground-floor shower room add further convenience.

To the first floor, you will find three well-proportioned bedrooms along with a stylish family bathroom suite, offering comfort and practicality for a growing family. Externally, the property features an enclosed rear garden, ideal for relaxing, outdoor play, or summer gatherings. To the front, the home benefits from driveway parking, providing valuable off-road space.

Situated on Two Locks Road, this property is ideally positioned close to Cwmbran Town Centre, reputable schools, and excellent transport links, ensuring convenient access to amenities and commuting routes.

This wonderful home is ready to move into—early viewing is highly recommended.  
Council Tax Band - B EPC Rating - D



Lakeside House, Llantarnam Parkway, Cwmbran, NP44 3GA  
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**www.sageandco.co.uk**



Entrance

Part glazed front entrance door to;

Entrance Hall

Dado rail, radiator, stairs to first floor, coving, door to;

Open Plan Lounge/Diner

21'3" x 12'5" (6.50m x 3.79m)

Double glazed window to front, coving, double radiator, feature fireplace, door to;

Kitchen/Breakfast Room

19'8" x 8'6" (6.00 x 2.60)

Contemporary kitchen fitted with a range of base and eye level wall units with work preparation surfaces over, inset stainless steel sink and drainer unit, inset electric hob with stainless steel filter hood over, space for dishwasher and fridge freezer, inset eye level double oven, ceramic tiled splash backs, double glazed French doors and window to rear, Velux window, built in under stair storage cupboard, radiator, door to;

Utility Room

4'0" x 6'3" (1.24 x 1.93)

Double radiator, roll edge work preparation surfaces, plumbing for automatic washing machine, space for tumble dryer, obscure double glazed window to side, door to;

Shower Room

4'2" x 6'2" (1.29 x 1.89)

Mains shower cubicle, vanity wash hand basin. low level WC, radiator and towel radiator, obscure double glazed window to rear, extractor fan, fully ceramic tiled walls

First Floor

11'7" x 5'3" (3.54 x 1.62)

Access to loft space, doors to

Bedroom One

9'6" x 16'4" (2.90 x 5)

Two double glazed windows to front, double radiator, feature brick chimney breast with alcoves to both sides, coving

Bedroom Two

11'3" x 10'4" (3.45 x 3.16)

Double glazed window to rear, radiator, coving, fitted wardrobe housing boiler

Bedroom Three

7'9" x 8'11" (2.37 x 2.72)

Double glazed window to rear, double radiator, coving

Bathroom

5'3" x 5'10" (1.62 x 1.80)

Three piece suite comprising; roll edge bath, low level WC, pedestal wash hand basin, ceramic tiled splash backs, chrome towel radiator, obscure double glazed window to side, spotlights to ceiling, coving

Outside

Front - Side access to rear, path to front entrance door, driveway parking

Rear - Enclosed rear garden mainly laid to lawn with remainder laid to decking and patio

Tenure

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	68	76
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

