



60 Llantarnam Road, Llantarnam, Cwmbran, NP44 3BE
Asking Price £210,000

NO ONWARD CHAIN

This property would make an ideal family home, offering a MOVE-IN-READY finish and well-proportioned accommodation throughout. The ground floor comprises a bright and welcoming open-plan living/dining room, with French doors opening onto the rear garden and allowing an abundance of natural light into the space. To the rear is a spacious, well-presented fitted kitchen.

To the first floor are TWO GOOD-SIZE BEDROOMS and a family bathroom.

Externally, the property benefits from a small front forecourt, while the rear provides a good-sized, enclosed and low-maintenance garden, ideal for relaxing or entertaining. The property is conveniently located within close proximity to Cwmbran Town Centre, providing a wide range of shops, amenities and leisure facilities. Excellent transport links are also nearby, including Cwmbran railway station, along with a selection of local schools.

Viewing is highly recommended to fully appreciate what this property has to offer.

EPC Rating: TBC Council Tax Band: C



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Entrance

Part glazed front entrance door to;

Entrance Hall

Radiator, ceiling cornice and rose, stairs to first floor, door to;

Open Plan

Living Room

Double glazed bay window to front, radiator, picture rail, ceiling cornice and centre rose

Dining Room

Feature panelled surround, double glazed French doors to rear, ceiling cornice and centre rose, under stairs storage cupboard, radiator

Kitchen

Fitted with a range of base and eye level wall units with granite work tops over, inset stainless steel sink and waste disposal unit with mixer and instant boiling hot water tap over, inset five point gas hob with filter hood over, two inset eye level ovens with the top a combination microwave/oven, integrated fridge freezer, integrated dish washer, seating/breakfast bar, with radiator under, wall mounted boiler, plumbing for automatic washing machine, inset spot lights to ceiling, double glazed French doors to rear, double glazed window to side

First Floor

Access to loft space, coving, doors to;

Bathroom

Three piece suite comprising; fitted bath with ceramic tiling, mains shower cubicle, low level WC, vanity wash hand basin, radiator, inset spot lights to ceiling, obscure double glazed window to rear

Bedroom One

Two double glazed windows to front, double radiator, coving, built in wardrobes with sliding doors to one wall

Bedroom Two

Double glazed window to rear, coving, radiator

Outside

Front - Enclosed forecourt, paved path to front entrance door
Rear - Enclosed rear garden with wooden fencing, mainly brick laid with remainder laid to artificial lawn, insulated summer house with power and lighting, storage shed with lighting and power, rear gate access, canopy

Tenure

We have been advised 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		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions		
England & Wales		EU Directive 2002/91/EC

