



38 Maendy Way, Pontnewydd, Cwmbran, NP44 5HB
Guide Price £145,000

GUIDE PRICE: £145,000 to £155,000

Ideal First-Time Buy or Investment | No Onward Chain | Two Double Bedrooms | Front & Rear Gardens

Offered to the market with NO ONWARD CHAIN, this TWO BEDROOM SEMI-DETACHED home is located in the sought-after area of Pontnewydd, just a short distance from Cwmbran Town Centre, local schools, and excellent transport links.

In need of renovation throughout, the ground floor features an open-plan living and dining area, perfect for entertaining, along with a separate kitchen and a useful utility room.

Upstairs, you'll find two generous double bedrooms and a family bathroom.

Externally, the property benefits from both front and rear gardens, offering outdoor space ideal for relaxing or family use.

Whether you're a first-time buyer or an investor looking for a great rental opportunity, this home ticks all the boxes.

Early viewing is highly recommended. Council Tax Band: C EPC Rating: D



Lakeside House, Llantarnam Parkway, Cwmbran, NP44 3GA
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Entrance

Part glazed front entrance door to;

Entrance Hall

Stairs to first floor, radiator, door to;

Open Plan Living/Dining Room

19'1" x 15'3" (5.82 x 4.65)

Windows to front and rear, two radiators, feature fireplace and surround, door to;

Kitchen

9'4" x 9'3" (2.87 x 2.82)

Fitted with a range of base and eye level wall units, roll top work preparation surfaces over, inset stainless steel sink and drainer unit, space for cooker, plumbing for automatic washing machine, ceramic tiled splash backs, part glazed door to rear, window to rear, double radiator, door to;

Utility Room

5'0" x 6'9" (1.53 x 2.08)

Window to front, radiator, wall mounted boiler, built in cupboard

First Floor

Window to front, access to loft space, built in cupboard, doors to;

Bedroom One

19'0" x 8'9" (5.81m x 2.69m)

Windows to front and rear aspects, radiator

Bedroom Two

8'7" x 12'2" (2.62m x 3.71m)

Window to rear, radiator, two built in cupboards

Bathroom

5'8" x 6'6" (1.73m x 2.00m)

Three piece suite comprising; panelled bath, low level WC, wall mounted wash hand basin, ceramic tiled splash backs, obscure glazed window to front, radiator

Outside

Front - Enclosed garden with side access to rear, mainly laid to lawn, access to front entrance door
Rear - Concrete level area with steps leading to main garden, mainly laid to patio with the remainder laid to lawn, tap connected

Tenure

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

