



## 35 Brangwyn Avenue, Llantarnam, Cwmbran, NP44 3DE

Asking Price £190,000

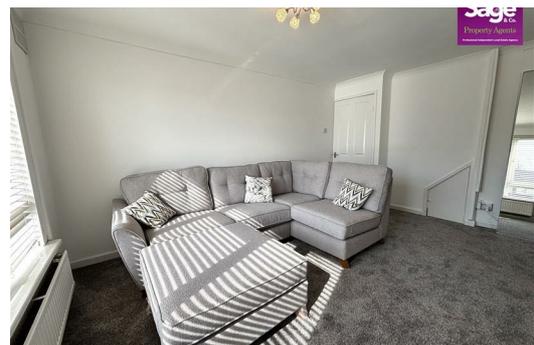
This well-presented TWO BEDROOM, END TERRACE property in the sought-after area of Llantarnam is offered for sale with NO ONWARD CHAIN, making it an ideal move-in ready home. The ground floor boasts a bright and spacious open-plan living and dining area, complemented by a fitted kitchen, creating a practical and inviting space for modern living. To the first floor, the property offers two generously sized bedrooms along with a contemporary shower suite.

Externally, the property benefits from driveway parking to the front and an enclosed rear garden, perfect for relaxing or entertaining.

Situated on Brangwyn Avenue, the property enjoys a convenient location close to Cwmbran Town Centre, well-regarded schools, and excellent transport links.

Early viewings are highly recommended to fully appreciate all that this fantastic home has to offer.

EPC Rating: D  
Council Tax Band: C



Lakeside House, Llantarnam Parkway, Cwmbran, NP44 3GA  
Telephone: 01633 838 888 Email: [cwmbran@sageandco.co.uk](mailto:cwmbran@sageandco.co.uk)

## Entrance

Front entrance door to:

## Open Plan

## Lounge

14'0" x 10'4" (4.29 x 3.17)

Two double glazed windows to front, coving, radiator, doorway to kitchen

## Dining Area

7'10" x 10'4" (2.40 x 3.16)

Double glazed window to rear, double radiator, coving, door to:

## Kitchen

8'2" x 10'0" (2.49 x 3.05)

Fitted with a range of base and eye level wall units, roll edge work preparation surfaces, inset composite one and a half bowl sink and drainer unit, electric hob with oven under and extractor hood over, plumbing for automatic washing machine, space for fridge/freezer, ceramic tile splashbacks, wall mounted boiler, double glazed window to rear, part glazed door to rear, coving

## Hallway

Entrance door, double radiator, stairs to first floor

## First Floor

Double glazed window to front, access to loft space, built in storage cupboard, doors to:

## Bedroom One

17'4" x 10'10" (5.29 x 3.31)

Double glazed window to side and rear aspects, two radiators, coving

## Bedroom Two

11'0" x 10'1" (3.37 x 3.09)

Double glazed window to rear, radiator, coving, built in cupboard

## Bathroom

5'9" x 5'10" (1.76 x 1.79)

Contemporary three piece suite comprised: mains shower cubicle, low level WC, vanity wash hand basin, chrome towel radiator, extractor fan, opaque double glazed window to front

## Outside

Front - Driveway parking, side access to rear

Rear- Enclosed rear garden with wooden fencing, mainly laid to patio with the remainder laid to lawn, tap connected

## Tenure

We have been advised that the tenure is Freehold, to be verified

