Putting **you** & **your property** first



35 Tynewydd Road, Cwmbran, NP44 1NS

Asking Price £210,000

Offered for sale with NO ONWARD CHAIN, this well-presented THREE BEDROOM, SEMI-DETACHED property would make an ideal first-time purchase or family home, offering spacious and versatile accommodation in a convenient location.

The property is entered via a welcoming hallway, leading to a comfortable living room, separate dining room and fitted kitchen to the ground floor. To the first floor are three well-proportioned bedrooms and a contemporary shower suite.

Externally, the property benefits from a front forecourt and a good-sized, low-maintenance rear garden, providing an ideal space for families and outdoor entertaining. Further benefits include a GARAGE situated within a nearby block.

Conveniently located within close proximity to Cwmbran Town Centre, local amenities in Pontnewydd, well-regarded schools and excellent transport links, the property is ideally positioned for a range of buyers.

Early viewing is highly recommended to fully appreciate the accommodation and location on offer.

EPC Rating: C, Council Tax Band: C







Lakeside House,
Cwmbran NP44 3GA
E: cwmbran@sageandco.co.uk

T: 01633 838888
www.**sageandco**.co.uk

65 Tredegar Street,
Risca NP11 6BW
E: risca@sageandco.co.uk

Sage & Co Estate Agents. Registered in England & Wales - Company Number: 11494777

Entrance
Part glazed front entrance door to;

Entrance Hall
Stairs to first floor, radiator, understair storage space, doors to;

Living Room
Double glazed window to front, feature fire surround, dado rail, coving, two radiators, obscure door to;

Dining Room
Double glazed French doors to rear, two double glazed windows to rear, radiator, coving, door to;

Kitchen
Fitted with a range of base and eye level wall units, roll edge work surfaces, inset stainless steel sink and drainer, space for gas cooker, filter hood over, plumbing for automatic machine, ceramic tile splashbacks, double glazed window to rear, radiator, space for fridge/freezer, part glazed door to side, built-in storage cupboard

First Floor
Double glazed window to side, radiator, access to loft space, doors to;

Bedroom One
Double glazed window to rear, radiator, built-in cupboard housing boiler

Bedroom Two
Double glazed window to front, radiator, fitted wardrobes and drawers to one wall

Bedroom Three
Double glazed window to front, radiator, built-in storage cupboard

Shower Room
Mains shower quadrant, pedestal wash hand basin, low level WC, towel radiator, obscure double glazed window to rear, inset spotlights to ceiling, extractor fan

Outside
Front - Forecourt, mainly laid to chippings, paved path to front entrance door, side access to rear

Rear - Enclosed rear garden with wooden fencing, mainly laid to gravel with remainder laid to patio

Garage situated in a nearby block

Tenure
We have been advised the property is Freehold, to be verified









