



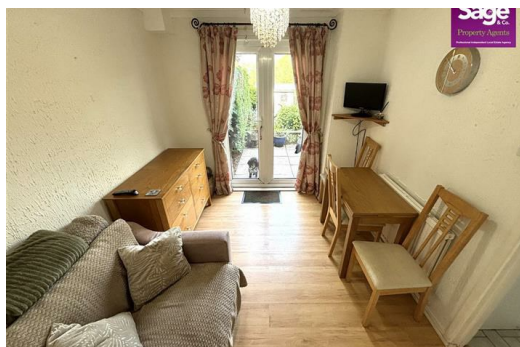
**97 Bryn Milwr, Hollybush, Cwmbran, NP44 7UU**  
**£185,000**

This well-proportioned THREE BEDROOM, split-level MID-TERRACE property in the popular Hollybush area of Cwmbran is offered for sale with NO ONWARD CHAIN, making it an excellent opportunity for first-time buyers, families, or investors. The accommodation is thoughtfully arranged over split levels, with the ground floor comprising a welcoming living room and convenient WC. The lower level features a dining area with French doors opening onto the rear garden, along with a fitted kitchen. To the upper levels are three bedrooms and a shower room. Externally, the property benefits from a rear garden, ideal for outdoor entertaining or relaxing.

Situated in a sought-after location, the property is within easy reach of Cwmbran Town Centre, well-regarded schools, and excellent transport links.

An opportunity not to be missed—early viewing is highly recommended.

EPC Rating: C  
Council Tax Band: C



Lakeside House, Llantarnam Parkway, Cwmbran, NP44 3GA  
**Telephone:** 01633 838 888 **Email:** cwmbran@sageandco.co.uk

### Entrance

Part glazed front entrance door to;

### Entrance Hall

Stairs to split levels, radiator, doors to;

### Living Room

11'8" x 13'4" (3.58 x 4.07)

Double glazed window to front, double radiator, feature gas fire and surround, coving

### Cloakroom/W.C.

Low level WC, wall mounted wash hand basin, ceramic tile splashbacks, obscure double glazed window

### Lower Level

### Dining Room

9'9" x 8'5" (2.98 x 2.58)

Double glazed French doors to rear, double radiator, coving, two under stair storage cupboards, door to;

### Kitchen

11'5" x 7'5" (3.49 x 2.28)

Fitted with a range of base and eye level wall units, roll edge work tops, inset stainless steel one and a half bowl sink and drainer unit, inset gas hob with oven under and filter hood over, wall mounted boiler, plumbing for automatic washing machine, space for fridge/freezer, double glazed window to rear, ceramic tile splashbacks, double radiator, coving, door to;

### Rear Hall

Part glazed door to rear, space for tumble dryer and freezer

### First Floor

Stairs to second floor, access to loft space, built-in storage cupboard, doors to;

### Bedroom Two

11'8" x 9'4" (3.58 x 2.85)

Double glazed window to rear, coving

### Wet Room

Electric shower, low level WC, pedestal wash hand basin, radiator, obscure double glazed window to rear, ceramic tile walls, extractor fan

### Second Floor

Built-in storage cupboard, access to loft space, doors to;

### Bedroom One

11'5" x 11'3" (3.50 x 3.45)

Double glazed window to front

### Bedroom Three

6'6" x 9'8" (2.00 x 2.97)

Double glazed window to front

### Outside

Front - Pedestrian access to front entrance door

Rear - Enclosed rear garden, patio area, paved path to rear gate, remainder laid to lawn, shed to remain

### Tenure

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

Measurements and floorplans are supplied as guidance and must be considered as approximate only

