



## 7 Graig View Tram Road, Upper Cwmbran, Cwmbran, Gwent NP44 5AD

**Offers Over £190,000**

Sage & Co. are delighted to offer for sale this beautifully presented cottage, ideally situated in the ever-popular area of Upper Cwmbran. This characterful home blends historic charm with comfortable modern living, making it an ideal purchase for those seeking something truly unique. Would make a perfect holiday cottage or Air BnB. The accommodation comprises a welcoming lounge, a well-appointed kitchen/breakfast room, and a bright dining room providing an ideal space to host family and friends. To the first floor, you will find a spacious bedroom and a modern bathroom. The property boasts attractive front and rear gardens, thoughtfully maintained to create a peaceful outdoor retreat. Further benefiting from off-road parking – this cottage offers both charm and convenience and is situated near Blaen Bran Woodland, perfect for local walks. Early viewing is highly recommended to fully appreciate all this delightful home has to offer!

EPC Rating: D  
Council Tax Band: B



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

Part glazed front entrance door to

Entrance Hall

Double glazed window to front, radiator, door to

Living Room

14'2" x 10'3" (4.34 x 3.14)

Radiator, double glazed window to front, feature fire surround, stairs to first floor, glazed window to conservatory, door to

Kitchen

13'0" max x 7'9" (3.97 max x 2.38)

Fitted with a range of base and eye level wall units, work preparation surfaces over, inset Belfast sink, mixer tap over, ceramic tile splashbacks, gas hob, oven under, filter hood over, plumbing for automatic washing machine, space for fridge freezer, double glazed window to rear, radiator, door to

Dining Room

9'1" x 8'4" (2.77 x 2.56)

Double glazed French doors to rear with side panels, double glazed windows to sides, radiator

First Floor

Velux window, doors to

Bedroom

10'5" x 10'5" (3.18 x 3.18)

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

Bathroom

5'8" x 5'2" (1.75 x 1.60)

P shaped bath with mixer tap, ceramic tile splashbacks, vanity wash hand basin, low level WC, radiator, built in storage cupboard, Velux window

Outside

Front - Mainly laid to gravel with a variety of shrubs, off road parking with space for one car

Rear - Enclosed rear garden, lower level laid mainly to gravel and patio slabs, tap connected, steps up to upper level laid to shrubs and patio slabs  
Power connected

Tenure

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

