



**28 Trem Twyn Barlwm, Two Locks, Cwmbran, NP44 7HS**  
**Guide Price £240,000**

GUIDE PRICE £240,000 - £245,000

This beautifully presented THREE BEDROOM, SEMI-DETACHED property is ideally situated in the sought-after area of Two Locks, offering a perfect blend of comfort, style, and convenience.

Step inside to a welcoming entrance hallway leading into a bright and spacious lounge – perfect for relaxing with family. The heart of the home is the stunning open-plan contemporary kitchen/diner, designed for modern living and ideal for entertaining. An inner hallway provides access to a stylish ground floor shower room and a versatile space perfect for a home office or study.

Upstairs, you'll find three well-proportioned bedrooms and a modern family bathroom, all finished to a high standard.

Outside, the generous rear garden offers plenty of space for hosting family and friends, with ample room for outdoor dining and relaxation. Located close to Cwmbran Town Centre, excellent transport links, and local amenities, this property offers both convenience and lifestyle!

EPC Rating: D  
Council Tax Band: C



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

**www.sageandco.co.uk**



### Entrance

Part glazed front entrance door to;

### Entrance Hall

Stairs to first floor, under stair storage cupboard, radiator, doors to;

### Living Room

14'5" x 12'7" (4.41 x 3.84)

Double glazed bay fronted window, radiator

### Kitchen/Dining Room

18'7" x 10'2" (5.67 x 3.12)

Contemporary kitchen fitted with a range of base and eye level wall units, hardwood work preparation surfaces over, inset stainless steel one and a half bowl sink and drainer unit, electric hob, oven under, filter hood over, ceramic tiled splash backs, wall mounted boiler, space for fridge freezer, dishwasher and tumble dryer, plumbing for automatic washing machine, two double glazed windows to rear, radiator, ceramic tiled flooring, under stairs storage cupboard, door to;

### Rear Hallway

Part glazed door to front, electric storage heater, part glazed door to rear, inset spot lights to ceiling, doors to;

### Cloakroom/Shower Room

10'0" x 2'11" (3.06 x 0.91)

Low level WC, vanity wash hand basin, walk in shower, ceramic tiled walls, inset spotlights to ceiling, extractor fan, chrome towel radiator

### Study/Office

6'3" x 6'2" (1.91 x 1.90)

Double glazed window to rear and side aspects, inset spotlights to ceiling, storage heater

### First Floor

Access to loft space, built in wardrobe with sliding doors, obscure double glazed window to side, inset spotlights to ceiling, doors to;

### Bathroom

8'1" x 7'3" (2.48 x 2.23)

Modern three piece suite, P shaped bath with mains shower over, low level WC, pedestal wash hand basin, ceramic tiled walls, chrome towel radiator, obscure double glazed window to side, extractor fan

### Bedroom One

11'9" x 11'3" (3.60 x 3.44)

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

### Bedroom Two

11'7" x 11'3" (3.54 x 3.44)

Double glazed window to front, radiator, built in storage cupboard

### Bedroom Three

8'4" x 8'3" (2.56 x 2.53)

Double glazed window to front, radiator

### Outside

Front - Enclosed front garden mainly laid to artificial grass with the remainder laid to patio, access to front entrance door, access to rear lobby door, tap connected

Rear - Enclosed rear garden with wooden fencing, comprising; patio area with pergola over, tap connected, artificial lawn rear with the remainder laid to slate and wood chippings, shed and play frame to remain

### Tenure

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

