



35 Brangwyn Avenue, Llantarnam, Cwmbran, NP44 3DE

Guide Price £185,000

GUIDE PRICE £185,000 - £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.

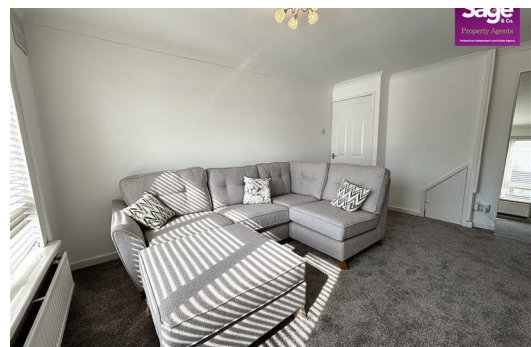
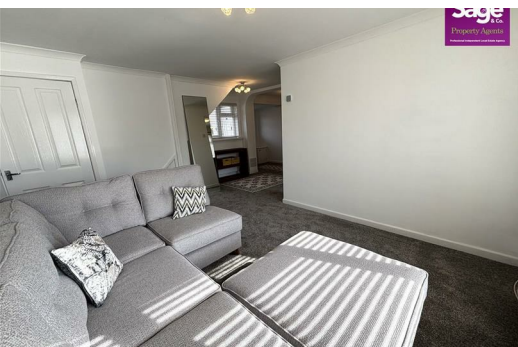
The ground floor boasts a bright and spacious open-plan living and dining area, complemented by a fitted kitchen, creating a practical and inviting space for modern living. To the first floor, the property offers two generously sized bedrooms along with a contemporary shower suite.

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

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

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

