



27 The Beeches, Cwmbran, NP44 3LL

£140,000

Situated in the The Beeches, Cwmbran, this TWO BEDROOM, END OF TERRACE property offers an excellent opportunity for first-time buyers or investors alike. The ground floor accommodation comprises a welcoming living room, a separate dining room ideal for entertaining, and a fitted kitchen. To the first floor, the property benefits from two generous double bedrooms, a shower room, a separate WC, and an additional office space—perfect for home working or study.

Externally, the property enjoys both front and enclosed rear garden, providing ideal spaces to relax and unwind. A GARAGE located in a nearby block adds further convenience.

Ideally positioned close to local schools, Cwmbran Town Centre, and excellent transport links, this property is not to be missed. Early viewing is highly recommended!

EPC Rating: TBC
Council Tax Band: B



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, radiator, under stair storage space, two built in cupboards, doors to:

Living Room

13'4" x 10'4" (4.07m x 3.17m)

Double glazed window to front, radiator, door to:

Dining Room

9'7" x 8'1" (2.94m x 2.47m)

Double radiator, double glazed window to rear

Kitchen

8'7" x 9'7" (2.63m x 2.94m)

Fitted with a range of base and eye level wall units, roll edge work surfaces over, inset stainless steel sink and drainer unit, gas hob with oven under and stainless steel filter hood over, plumbing for automatic washing machine, ceramic tile splash backs, double radiator, part glazed door to rear, double glazed window to rear

First Floor

Double glazed window to side, built in airing cupboard, doors to:

Bedroom One

12'5" x 9'9" (3.80m x 2.99m)

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

Bedroom Two

10'8" x 9'6" (3.26m x 2.90m)

Double glazed window to rear, radiator, access to loft space

Study

5'1" x 5'9" (1.57m x 1.76m)

Double glazed window to front, radiator

Shower Room

4'11" x 5'5" (1.52m x 1.66m)

Walk in electric shower, wall mounted wash hand basin, ceramic tile splash backs, opaque double glazed window to rear, radiator, extractor fan

WC

4'10" x 2'6" (1.49m x 0.78m)

Low level WC, radiator, opaque double glazed window to rear

Outside

Front - Path to front entrance door, remainder laid to lawn. Garage in a nearby block

Rear - Enclosed tiered rear garden with paved steps. Remainder laid to lawn. Storage shed

Tenure

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

