



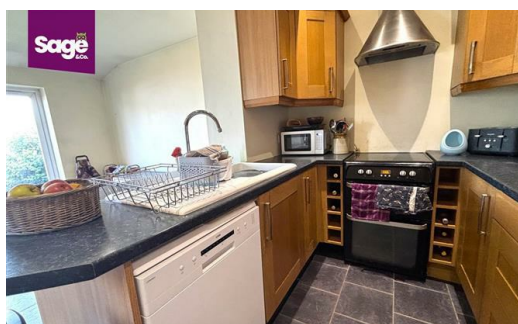
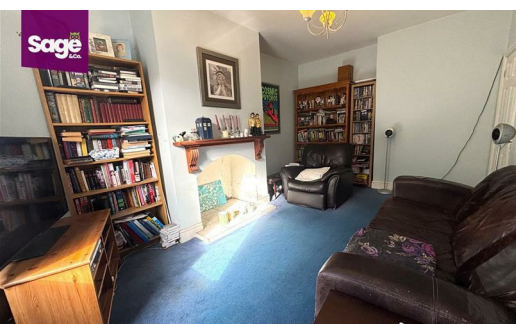
191 Llantarnam Road, Llantarnam, Cwmbran, NP44 3BG
Guide Price £170,000

NO ONWARD CHAIN

Situated in the popular area of Llantarnam, Cwmbran, this spacious THREE-BEDROOM, MID-TERRACE property is offered for sale with no onward chain and would make an ideal first-time purchase or family home. The accommodation briefly comprises an entrance hall, a comfortable living room, a separate sitting room and a spacious kitchen/diner featuring French doors opening onto the rear garden. Further benefits to the ground floor include a useful utility room and a shower room. To the first floor are three well-proportioned bedrooms and a family bathroom. Externally, the property boasts a spacious rear garden, providing an excellent outdoor space for families, entertaining and relaxation. Conveniently located within close proximity to Cwmbran Town Centre, a range of local amenities, schools and excellent transport links, the property is ideally positioned for both families and commuters.

Early viewing is highly recommended to fully appreciate the space and potential this property has to offer.

EPC Rating: TBC Council Tax Band: C



Lakeside House,
 Cwmbran NP44 3GA
 E: cwmbran@sageandco.co.uk

T: 01633 838888
www.sageandco.co.uk



65 Tredegar Street,
 Risca NP11 6BW
 E: risca@sageandco.co.uk



Entrance

Part glazed front entrance door to;

Entrance Hall

Stairs to first floor, ceiling cornice, radiator, doors to;

Sitting Room/ Office

13'8" x 10'11" (4.18 x 3.34)

Double glazed window to front, radiator, picture rail, ceiling cornice, feature fire surround

Living Room

17'5" x 10'11" (5.31 x 3.33)

Double glazed window to front, radiator, fire surround (sealed off), door to;

Kitchen/Diner

6'8" x 14'0"/11'6" x 10'6" (2.04 x 4.29/3.52 x 3.22)

Fitted with a range of base and eye level wall units with roll edge work preparation surfaces over, inset ceramic sink and drainer unit, space for cooker with stainless steel filter hood over, space for dish washer, space for fridge freezer, double glazed French doors to rear, two radiators, spot lights to ceiling, access to loft space, part glazed door to rear, ceramic tiled flooring, under stairs storage cupboard, doors to;

Utility Room

4'4" x 10'10" (1.33 x 3.32)

Fitted with a range of base and eye level wall units with roll edge work preparation surfaces over, inset stainless steel sink and drainer unit, plumbing for automatic washing machine, radiator

Shower Room

4'11" x 6'9" (1.51 x 2.08)

Three piece suite comprising; Mains shower cubicle, low level WC, pedestal wash hand basin, radiator, obscure double glazed window to rear, ceramic tiled walls, spot lights to ceiling, electric shaver point

First Floor

Double glazed window to rear, doors to;

Bedroom One

15'5" x 10'11" (4.72 x 3.35)

Two double glazed windows to front, radiator, feature fire surround

Bedroom Two

9'10" x 10'11" (3.00 x 3.35)

Double glazed window to front, radiator, feature fire surround

Bedroom Three

7'11" x 10'11" max (2.42 x 3.35 max)

Double glazed window to rear, radiator

Bathroom

5'2" x 11'0" (1.58m x 3.36m)

Three piece suite comprised: panelled bath, low level WC,

pedestal wash hand basin, opaque double glazed window to rear, radiator, ceramic tile splashbacks, built in cupboard, wall mounted boiler

Outside

Front - Pedestrian access to enclosed forecourt

Rear - Mainly laid to lawn enclosed with wooden fencing, remainder is paved hardstanding. Tap and power connected

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

