



## 14 Abbey Road, Cwmbran, NP44 3LB

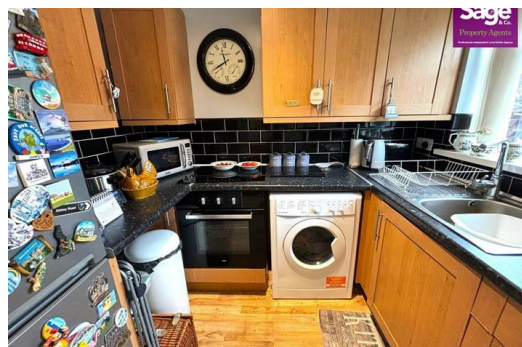
**£160,000**

Located in a popular and convenient area, this well-presented TWO BEDROOM MID - TERRACED property offers comfortable living with excellent access to local amenities. The ground floor features a spacious living room opening into a dining area, along with a fitted kitchen. Upstairs, there are two well-sized bedrooms and a family bathroom.

Externally, the property benefits from an enclosed rear garden and driveway parking to the front. Situated close to Cwmbran town centre, transport links, and the scenic Monmouthshire & Brecon Canal, this home is ideal for first-time buyers, downsizers, or investors alike.

Early viewing is recommended.

Agent's note: The property is currently shared ownership with Pobl (40%-60%) and therefore Leasehold but will be Freehold on completion with full ownership transferring to the new property owner.  
Council Tax Band - B  
EPC Rating - C



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

## Entrance

Part glazed front entrance door to;

## Porch

Built in cupboard, coving, door to;

## Living Room

14'9" x 12'7" (4.50 x 3.84)

Double glazed window to front, stairs to first floor, electric storage heaters, coving, archway to;

## Dining Area

7'9" x 5'10" (2.38 x 1.80)

Double glazed French doors to rear, electric storage heaters, coving, archway to;

## Kitchen

7'7" x 6'4" (2.33 x 1.94)

Fitted with a range of base and eye level wall units, roll edge work preparation surfaces over, inset stainless steel sink and drainer unit, electric hob with oven under, plumbing for automatic washing machine, space for fridge freezer, ceramic tiled splash backs, double glazed window to rear, coving

## First Floor

Access to loft space, built in cupboard housing water tank, doors to;

## Bedroom One

11'3" x 9'0" (3.44 x 2.75)

Double glazed window to front, electric storage heater, coving, built in storage cupboard

## Bedroom Two

11'5" x 5'9" (3.49 x 1.76)

Double glazed window to rear, electric storage heater, coving

## Bathroom

5'6" x 6'4" (1.69 x 1.94)

Three piece suite comprising; bath with electric shower over, low level WC, pedestal wash hand basin, ceramic tiled splash backs, coving, obscure double glazed window to rear

## Outside

Front - Driveway parking, access to front entrance door, remainder laid to lawn

Rear - Enclosed rear garden with wooden fencing, mainly laid to lawn,

## Tenure

We have been advised that this property is Leasehold. To be verified. On completion, the property will be Freehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			92
(81-91) B			
(69-80) C			74
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

