



**5 Presteigne Walk, Cwmbran, NP44 7JY**  
**Guide Price £190,000**

GUIDE PRICE £190,000 - £200,000

Situated on Presteigne Walk in Cwmbran, this spacious THREE BEDROOM, MID-TERRACED property is offered for sale with NO ONWARD CHAIN, making it an ideal choice for a smooth and straightforward purchase.

The home has previously benefited from both front and rear extensions, creating generous and versatile living space throughout. The ground floor features a large living room, perfect for relaxing, alongside a spacious dining room with patio doors opening onto the rear garden—ideal for entertaining. A sizeable fitted kitchen provides ample storage and workspace, while a convenient ground floor WC completes the layout. Upstairs, the property offers three well-proportioned bedrooms and a contemporary shower room. Externally, the low-maintenance rear garden is well-suited for hosting family and friends or enjoying outdoor living with minimal upkeep. Additionally, there is a GARAGE in a nearby block. Conveniently located close to Cwmbran town centre, local schools, and excellent transport links, this property presents a fantastic opportunity for families, first-time buyers, or investors alike.

Early viewing is highly recommended.

EPC Rating: C  
Council Tax Band: B



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

## Entrance

Front entrance door to;

## Entrance Hall

Obscure double glazed window to front, double radiator, stairs to first floor, built in storage cupboard, doors to;

## Cloakroom/WC

Low level WC, coving, fitted cupboard housing meters

## Living Room

14'11" x 12'2" (4.55 x 3.72)

Double glazed window to front, radiator, coving, doors to;

## Dining Room

14'9" x 12'2" max (4.52 x 3.72 max)

Double glazed patio doors to rear, radiator, feature brick fire surround with gas fire, coving

## Kitchen

16'6" x 9'0" (5.05 x 2.75)

Fitted with a range of base and eye level wall units with roll top work preparation surfaces over, inset stainless steel one and a half bowl sink and drainer unit, gas hob with filter hood over, eye level double oven, space for fridge freezer, part glazed door to rear, double glazed window to rear, plumbing for automatic washing machine, ceramic tiled splash backs, double radiator, coving

## First Floor

Access to partly boarded loft space with pull down ladder, built in storage cupboard, doors to;

## Bedroom One

9'11" x 12'4" (3.03 x 3.76)

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

## Bedroom Two

9'4" x 12'5" (2.85 x 3.79)

Double glazed window to rear, radiator, coving, built in wardrobe to one wall, built in cupboard housing boiler

## Bedroom Three

10'0" x 6'5" max (3.05 x 1.96 max)

Double glazed window to front, radiator, fitted wardrobe to one wall, built in storage cupboard, coving

## Shower Room

5'4" x 7'7" (1.65 x 2.32)

Contemporary three piece suite comprising:- mains double shower cubicle, low level WC and accompanying wash hand basin, chrome towel radiator, obscure double glazed window to rear, full ceramic tiled walls

## Outside

Front - Enclosed paved courtyard

Rear - Enclosed rear garden, mainly laid to lawn with shrub borders to sides. Garage in a nearby block.

## Tenure

We have been advised that the property is Freehold. To be verified

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

