



7 Champion Close, Henllys, Cwmbran, NP44 6EJ

Guide Price £260,000

GUIDE PRICE: £260,000 - £270,000

****A well-presented THREE BEDROOM, SEMI-DETACHED, property situated in the sought-after area of Henllys, Cwmbran****

Ideal for young families, first-time buyers or those looking to downsize, this attractive home offers well-proportioned accommodation throughout, combining practical living with additional space for entertaining and relaxing. The ground floor comprises a welcoming entrance, convenient WC, good-sized living room, and a spacious kitchen/diner. To the rear, a conservatory provides valuable additional living space and enjoys views over, and access to, the rear garden. Upstairs, the property offers three bedrooms along with a family bathroom suite, providing comfortable accommodation for a variety of buyers. Externally, the property benefits from a good-sized rear garden, offering an ideal space for outdoor entertaining, family activities or simply enjoying the warmer months. The addition of driveway parking further enhances the practicality of this appealing home.

Located within close proximity to local schools, Cwmbran Town Centre and excellent transport links, this property is ideally positioned for both families and commuters.

A fantastic opportunity in a popular residential location and one not to be missed!

EPC Rating: C Council Tax Band: D



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Entrance

Part glazed front entrance door to:

Porch

3'0" x 6'3" (0.93m x 1.92m)

Radiator, coving, doors to:

Cloakroom / WC

4'11" x 2'7" (1.51m x 0.80m)

Low level WC, pedestal wash hand basin, radiator, ceramic tile splashbacks, extractor fan, dado rail

Living Room

15'3" x 11'8" (4.66m x 3.58m)

Double glazed window to front, radiator, coving, under stair storage cupboard, stairs to first floor, door to:

Kitchen / Diner:

8'7" x 15'1" (2.64m x 4.61m)

Fitted with a range of base and eye level wall units, work preparation surfaces over, inset composite one and a half sink and drainer unit, gas hob, oven under and extractor hood over, space for fridge / freezer, plumbing for automatic washing machine, wall mounted boiler, ceramic tile splash backs, double glazed window to rear, double radiator, coving, patio doors to:

Conservatory

8'6" x 11'2" (2.60m x 3.41m)

Floor to ceiling double glazed windows to side and rear aspects, double glazed French doors to rear

First Floor

Access to loft space, built in airing cupboard, doors to:

Bedroom One

9'11" x 13'1" (3.03m x 3.99m)

Two double glazed windows to front, built in wardrobe with sliding doors, built in storage cupboard, fitted over heard wall units, radiator

Bedroom Two

7'10" x 8'8" (2.40m x 2.66m)

Double glazed window to rear, radiator

Bedroom Three

8'11" x 6'2" (2.73m x 1.88m)

Double glazed window to rear, radiator

Bathroom

6'0" x 5'7" (1.85m x 1.71m)

Three piece suite comprised: panelled bath with mains shower over, vanity wash hand basin, low level WC, chrome towel radiator, extractor fan, opaque double glazed window to side

Outside

Front - Driveway parking for two cars, remainder laid to lawn with path to front entrance door. Side access to rear

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

patio with the remainder laid to lawn and decking. Tap connected

Tenure

We have been advised by the vendor that the tenure is Freehold, to be verified

