



26 Brookside, St Dials, Cwmbran, NP44 4NB
Asking Price £199,995

Nestled in the desirable area of BROOKSIDE, CWMBRAN, this charming END OF TERRACED HOUSE presents an excellent opportunity for families seeking a comfortable and modern living space. This end-of-terrace home boasts THREE SPACIOUS DOUBLE BEDROOMS, ensuring ample room for relaxation and privacy. Upon entering, you are welcomed into an OPEN PLAN LOUNGE AND DINER, a perfect setting for family gatherings and entertaining guests. The addition of a REAR ASPECT CONSERVATORY enhances the living space, allowing natural light to flood in and providing a seamless connection to the generous rear garden. The MODERN FITTED KITCHEN is both stylish and functional, catering to all your culinary needs, while a convenient GROUND FLOOR W/C adds to the practicality of the home. A beautifully designed BATHROOM, complete with an overhead shower, offering a touch of luxury for your daily routines. The property is offered with NO ONWARD CHAIN, making it an ideal choice for those looking to move in without delay. Situated close to local amenities, this home provides easy access to shops, schools, and recreational facilities, ensuring that everything you need is within reach. This delightful property is perfect for those seeking a blend of comfort, style, and convenience in a family-friendly neighbourhood. Don't miss the chance to make this lovely house your new home. Council tax band B, EPC rating C.



Lakeside House, Llantarnam Parkway, Cwmbran, NP44 3GA
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Entrance Hall

Access via uPVC front door from front garden area. Open to stair way for first floor landing. Under stair storage area and separate storage cupboard. Vertical radiator. Provides access to lounge, kitchen and ground floor W/C.

Lounge

20'0" x 12'9" max (6.12 x 3.89 max)

Family sized lounge to rear aspect with double glazed French doors to rear garden. Finished with laminate floor and spot lights to ceiling and vertical radiator. Access to rear conservatory via secondary French doors, accessible from the entrance hall and kitchen.

Kitchen

11'3" x 9'10" (3.43 x 3.01)

Modern fitted kitchen with high and low base storage units, granite effect rolled worktops and a stainless steel sink with drainer, chrome mixer taps over. Five ring gas hob and electric oven with chrome circulation fan over. Tiled splash back finish. Front aspect double glazed uPVC window and vertical radiator present. Accessible from entrance hallway and lounge.

Conservatory

11'3" x 10'5" (3.45 x 3.20)

Rear conservatory with French doors to rear garden. Wall mounted electric radiator. Accessible from French doors in lounge.

Ground Floor W/C

3'3" x 4'5" (1.00 x 1.37)

Ground floor suite with low level W/C and sink with chrome mixer taps over. Modern tile finish and vertical radiator. Front aspect, obscure double glazed uPVC window. Storage unit to sink.

Bedroom One

11'3" x 14'3" max (3.43 x 4.35 max)

Double bedroom to rear aspect with double glazed uPVC window. Fitted wardrobes present and twin central heating radiator.

Bedroom Two

11'4" x 8'7" (3.46 x 2.63)

Double bedroom to front aspect with double glazed uPVC window and twin central heating radiator.

Bedroom Three

8'7" x 8'9" (2.62 x 2.67)

Double bedroom to rear aspect with double glazed uPVC window and twin central heating radiator. Fitted wardrobes present.

Bathroom

8'5" x 5'5" (2.58 x 1.67)

Bathroom suite with over head shower (mains supply), low level W/C and sink with chrome mixer tap over and towel radiator. Front aspect, obscure double glazed uPVC window. Base storage unit to sink, tiled finish to walls and floor.

Outside

Front: Gated access from pathway onto patio areas. Side gated access and access to brick build shed to front.

Rear: Patio and lawned areas with side gates access. Wooden shed present. Mixture of brick wall and wooden fence to boundaries. Garage in nearby block. Solar panels.

Tenure

We are advised that this property is FREEHOLD, to be verified.

