



39 Cardigan Crescent, Croesyceiliog, Cwmbran, NP44 2QQ

£200,000

NO ONWARD CHAIN

This beautifully presented TWO BEDROOM, MID-TERRACE property is situated in the popular area of Croesyceiliog and is offered to the market move-in ready, having been tastefully finished throughout.

The ground floor features a spacious open-plan living and dining area, with French doors opening onto the enclosed rear garden, creating an ideal setting for entertaining family and friends. A contemporary fitted kitchen provides ample worktop and preparation space, while a convenient downstairs WC completes the accommodation. To the first floor are two well-proportioned bedrooms and a modern shower room suite. Externally, the property benefits from an enclosed rear garden, offering the perfect space to relax and unwind, together with DRIVEWAY PARKING to the front.

Ideally located close to Cwmbran Town Centre, local schools and excellent transport links, this attractive home is sure to appeal to a range of buyers.

A fantastic opportunity and not to be missed!

EPC Rating: D

Council Tax Band: C



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Entrance

Part glazed front entrance door to;

Entrance Hall

Obscure double glazed window to front and side aspects, stairs to first floor, radiator, coving, doors and opening to;

Cloakroom/WC

Low level WC, wall mounted wash hand basin, ceramic tile splashbacks, obscure double glazed window to front

Kitchen

16'2" x 9'6" (4.95 x 2.90)

Fitted with a range of base and eye level units, work preparation surfaces over, inset one and a half bowl sink and drainer unit, inset gas hob, extractor hood over, inset microwave and oven, integral fridge/freezer, ceramic tile splashback, vertical radiator, double glazed window to front, part glazed door to rear, coving.

Open Plan Living Room/Conservatory

Living Room

9'11" max x 16'6" (3.03 max x 5.03)

Double glazed window to rear, coving, feature fire and surround

Conservatory

8'8" x 10'9" (2.65 x 3.29)

Double glazed French doors to side, double glazed window to rear aspect, radiator

First Floor

Obscure double glazed window to front, coving, access to loft space, doors to;

Bedroom One

9'8" x 10'6" (2.95 x 3.22)

Double glazed window to rear with panoramic views, radiator, coving, walk-in wardrobe

Bedroom Two

8'1" x 11'4" (2.47 x 3.46)

Double glazed window to rear with panoramic views, radiator, built-in storage cupboard, coving

Shower Room

5'4" x 7'6" (1.65 x 2.30)

Three piece suite comprising; mains shower cubicle, low level WC, wash hand basin, towel radiator, ceramic tile splashbacks, obscure double glazed window to front, inset spotlights to ceiling

Outside

Front - Driving parking for two cars, paved access to front entrance door

Rear - Enclosed rear garden, comprised of a decking area, gravel area with the remainder laid to soil, raised flower beds to one wall, electric power point, tap connected.

Tenure

We have been advised that the property is Freehold, to be verified

