



**162 Fields Road, Oakfield, Cwmbran, NP44 3EH**  
**Guide Price £210,000**

GUIDE PRICE: £210,000 - £220,000

NOT TO BE MISSED!! Sage & Co. are delighted to bring to market this BEAUTIFULLY presented THREE BEDROOM, MID-TERRACED property, ideally located in the sought-after area of Oakfield, Cwmbran. Offering spacious and versatile living accommodation, this home is perfect for growing families, first-time buyers, or those seeking additional space both inside and out. To the ground floor, the property features a generous living room, a separate dining room, a well-appointed kitchen, and a bright conservatory that opens out to the rear garden – creating the perfect flow for everyday living and entertaining alike. Upstairs, you will find three good-sized bedrooms and a modern family bathroom, making this home move-in ready. Externally, the property benefits from a spacious rear garden – ideal for young families and for hosting friends and family during the warmer months. To the front, there is the added convenience of driveway parking.

Located on Fields Road, the property is within close proximity to Cwmbran Town Centre, a range of local schools, and excellent transport links – making commuting and day-to-day living exceptionally convenient.

A fantastic opportunity not to be missed – early viewing is highly recommended.

EPC Rating: D  
Council Tax Band: C



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

## Entrance

Part glazed front entrance door to:

## Porch

Inset spotlight to ceiling, part glazed door to:

## Hallway

Radiator, stairs to first floor, door to:

## Living Room

14'2" x 10'5" (4.34m x 3.18m)

Feature fire place and surround, radiator, coving, doors to dining room, double glazed patio door to:

## Conservatory

9'2" x 9'4" (2.80m x 2.85m)

Cavity base, double glazed windows to side and rear aspects, double glazed doors to side

## Dining Room

10'11" x 13'2" (3.34m x 4.02m)

Radiator, coving, feature panelling, double glazed window to rear, part glazed door to rear, doorway to:

## Kitchen

7'2" x 13'5" (2.19m x 4.11m)

Fitted with a range of base and eye level wall units, roll edge work preparation surfaces over, inset stainless steel sink and drainer unit, gas hob, oven under and filter hood over, plumbing for automatic washing machine, space for fridge/freezer, space for tumble dryer, two double glazed windows to front, ceramic tile splashbacks

## First Floor

Opaque double glazed window to front, built in storage cupboard, doors to:

## Bedroom One

8'7" x 12'0" (2.64m x 3.66m)

Double glazed window to rear, radiator, fitted wardrobe with sliding doors to one wall (housing boiler)

## Bedroom Two

11'4" x 9'4" (3.47m x 2.85m)

Double glazed window to rear, radiator, access to loft space

## Bedroom Three

8'5" x 7'10" (2.57m x 2.39m)

Double glazed window to front, radiator

## Bathroom

5'8" x 7'6" (1.74m x 2.29m)

Three piece suite comprised: panelled bath, electric shower over, low level WC, pedestal wash hand basin, towel radiator, extractor fan, two opaque double glazed windows to front.

## Outside

Front - Driveway parking for multiple vehicles

Rear - Enclosed rear garden with wooden fencing, mainly laid to lawn, remainder laid to decking, tap connected

