



## 45 Cefn Milwr, Hollybush, Cwmbran, NP44 7PL

£239,950

Situated in the highly sought-after Hollybush area of Cwmbran, this well-presented split-level THREE BEDROOM, MID-TERRACED property offers spacious and versatile accommodation ideal for modern family living. The home boasts a GENEROUS KITCHEN / DINER, perfect for both everyday family meals and entertaining guests, alongside a comfortable living room. There are three well-proportioned bedrooms, complemented by both a bathroom and a separate shower room, adding convenience for busy households. Externally, the property benefits from a GARAGE and DRIVEWAY to the front, providing ample off-road parking. To the rear, an enclosed garden offers a private space ideal for relaxing or for those with a passion for gardening. Conveniently located close to Cwmbran Town Centre, local schools, and excellent transport links, this property is perfectly positioned for a range of buyers.

Early viewings are highly recommended to fully appreciate all that this home has to offer.  
EPC Rating: C, Council Tax Band: C



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### Entrance

Part glazed front entrance door to;

### Porch

Door to;

### Kitchen/Diner

11'7" x 17'6" (3.55 x 5.394)

Fitted with a range of base and eye level wall units, work preparation surfaces, inset one and a half bowl sink unit, gas hob with oven under and filter hood over, integral dish washer, plumbing for automatic washing machine, space for fridge/freezer, wall mounted combi boiler, double glazed window to front, radiator, built-in under stair storage cupboard, stairs to;

### First Floor Landing

Radiator, door to, rear hall, stairs to second floor, door to;

### Living Room

11'5" x 11'8" (3.50 x 3.57)

Double glazed window to rear, double radiator

### Shower Room

5'6" x 4'1" (1.69 x 1.27)

Three piece suite comprising; electric shower quadrant, low level WC, wall mounted wash hand basin, ceramic tile splash backs, obscure double glazed window to rear

### Second Floor Landing

Access to loft space, radiator, built-in storage cupboard, doors to;

### Bathroom

6'5" x 6'11" (1.97 x 2.13)

Three piece suite comprising; panelled bath with electric shower over, pedestal wash hand basin, low level WC, ceramic tile splashbacks, chrome towel radiator, obscure double glazed window to front

### Bedroom One

9'9" x 12'0" (2.99 x 3.66)

Double glazed window to front, fitted wardrobes to one wall, fitted overhead/eye level storage and fitted dressing table/vanity unit

### Third landing

Built-in storage cupboard, access to loft space, doors to;

### Bedroom Two

11'5" x 9'5" (3.49 x 2.88)

Double glazed window to rear

### Bedroom Three

6'5" x 9'8" (1.98 x 2.97)

Double glazed window to rear

### Outside

Front - Driveway and access to garage, steps up to front entrance door, remainder laid to patio and gravel, tap

connected.

Rear - Enclosed rear garden with wooden fencing and rear gate access. Mainly laid to patio and decking, with an array of plants and shrubs. Tap connected

### Tenure

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

