



## Silver Birch Close, Guide Price £270,000 - £280,000

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- Property looks out onto the canal
- Enclosed, Low Maintenance Rear Garden
- Beautifully Decorated Throughout
- Modern Kitchen/Diner
- Family Bathroom, En-Suite to Master Bedroom and Downstairs Wc
- Three Parking Spaces
- Close to Local Shops, Schools and Amenities
- EPC Rating: B



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**Pinkmove**

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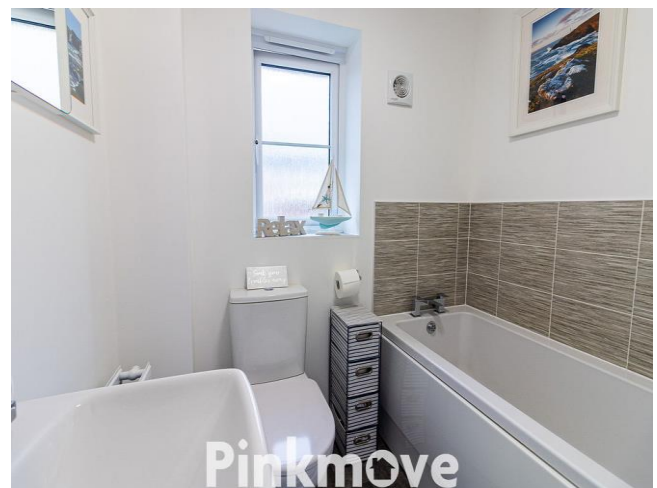
## About the property

Situated in a quiet and attractive position on Silver Birch Close, Cwmbran, this well-presented three bedroom semi-detached home enjoys a pleasant outlook with the canal flowing past the front, creating a relaxing atmosphere and offering scenic walks close by.

The property is entered into an entrance hall where a convenient downstairs WC is located to the front. From here, you are led through to an inviting lounge, ideal for everyday living, which opens into the modern kitchen diner at the rear. This bright and sociable space is perfect for both family life and entertaining, with French doors opening out onto the low-maintenance rear garden. The garden is designed with a combination of patio and artificial turf, providing an attractive outdoor area with minimal upkeep. Additional garden space can be found to the side of the property, offering a practical area for bins and garden accessories.

Upstairs, the property offers three versatile bedrooms, making it suitable for families or those needing home working space. The master bedroom benefits from its own en-suite shower room, while the remaining bedrooms are served by a family bathroom. Externally, the home benefits from three parking spaces.

The location is well served by local schools, shops and everyday amenities, with Cwmbran town centre close by. Excellent transport links, including road and rail connections, provide easy access to surrounding towns and cities, perfect for commuters.







## Accommodation

### Lounge

16' 2" x 11' 9" ( 4.93m x 3.58m )  
Max Measurements

### Kitchen/Diner

10' 5" x 14' 11" ( 3.17m x 4.55m )

### Downstairs Wc

5' 2" x 3' 1" ( 1.57m x 0.94m )

### Bedroom 1

13' 9" x 8' 5" ( 4.19m x 2.57m )  
Max Measurements

### En-Suite

4' 5" x 8' 5" ( 1.35m x 2.57m )  
Max Measurements

### Bedroom 2

10' 2" x 8' 6" ( 3.10m x 2.59m )

### Bedroom 3

8' 9" x 6' 3" ( 2.67m x 1.91m )

### Bathroom

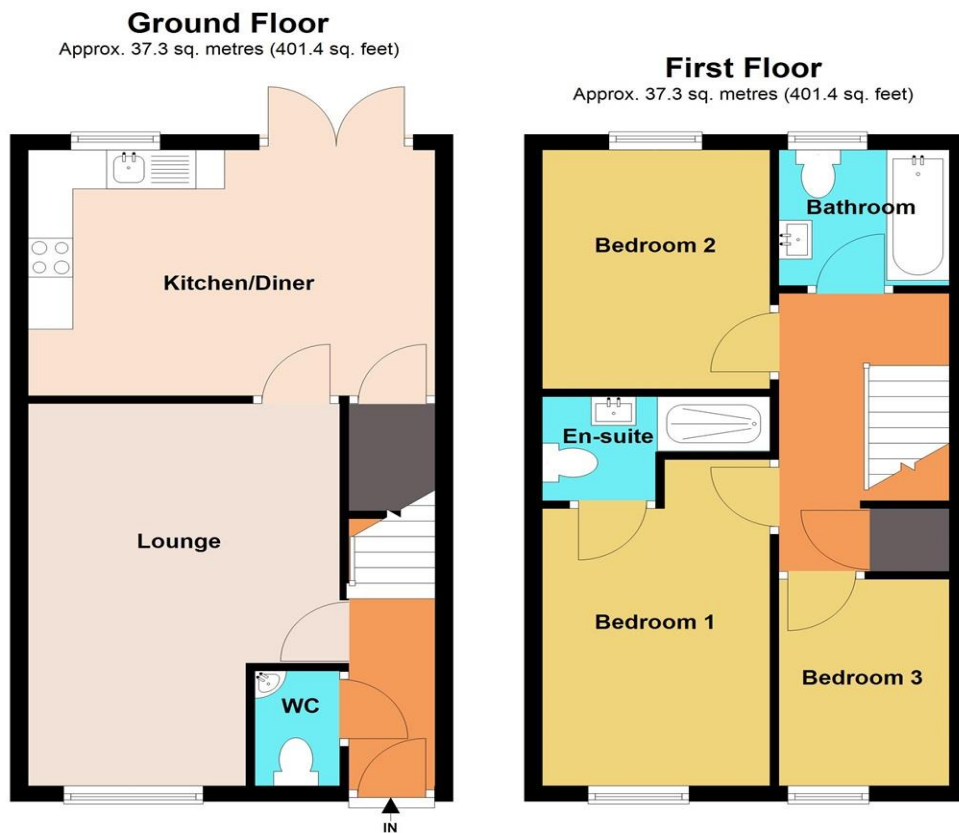
5' 7" x 6' 2" ( 1.70m x 1.88m )

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## Floorplan



Total area: approx. 74.6 sq. metres (802.9 sq. feet)

**5 Silver Birch Close**

## Important Information

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