



199 James Prosser Way, Llantarnam, Cwmbran, NP44 3FN
Guide Price £270,000

GUIDE PRICE £270,000 - £275,000

NO ONWARD CHAIN!

SOUGHT AFTER AREA OF LLANTARNAM! Sage & Co. are delighted to offer for sale this THREE BEDROOM, SEMI DETACHED property with DRIVEWAY parking for several cars. This well presented family home benefits from a lounge/diner with French doors leading to an enclosed rear garden that creates the perfect space for hosting family and friends, a modern kitchen, ground floor cloakroom, family bathroom and en-suite to the master bedroom. James Prosser Way is situated within easy reach of the very popular Boating Lake, Cwmbran Town Centre, local amenities, schools and road links. Viewing is highly recommended!

Council tax band D, EPC rating B.



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

Front Entrance door to;

Entrance Hall

Feature laminate flooring, radiator, stairs to first floor, built-in cloaks cupboard and doors to;

Cloakroom/W.C.

Low level WC, pedestal wash hand basin, extractor fan, radiator.

Kitchen

12'2" x 8'0" (3.71 x 2.46)

Upgraded kitchen fitted with a range of base and eye level wall units, roll edge work preparation surfaces, single drainer stainless steel sink unit, built-in appliances to include fridge and freezer, dishwasher, washer/dryer, inset gas hob with oven under and filter hood over. Double glazed window to front, radiator.

Lounge/Diner

14'7" x 15'1" (4.45 x 4.60)

Double glazed French doors to rear, two radiators, picture rail, under stair storage cupboard, laminate flooring.

First Floor Landing

Access to loft space, smoke detector, radiator, built-in linen cupboard, doors to;

Bedroom One

11'10" x 8'5" (3.63 x 2.59)

Double glazed window to rear, radiator, wall light points, door to;

En-Suite

Built-in shower cubicle, pedestal wash hand basin, low level WC, radiator, shaver point, feature mirror with lighting and blue tooth, extractor fan.

Bedroom Two

10'2" x 8'5" (3.10 x 2.59)

Double glazed window to front, radiator.

Bedroom Three

8'9" x 6'3" (2.69 x 1.91)

Double glazed window to rear, radiator.

Family Bathroom

7'10" x 6'3" (2.41 x 1.91)

Pedestal wash hand basin, low level WC, double radiator, obscure double glazed window to front, ceramic tile splashbacks, extractor fan.

Outside

Driveway parking to the side of the property.
Enclosed private rear garden is mostly laid to lawn with a paved patio area.

Tenure

We have been advised that the property is Freehold.

