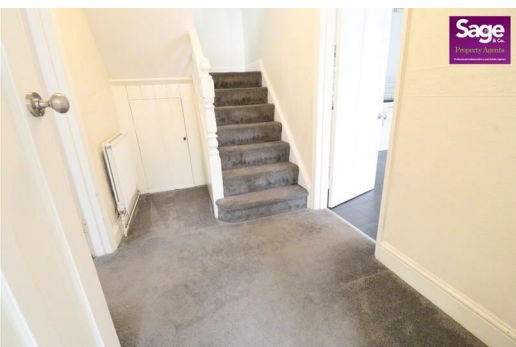




**19 Commercial Street, Cwmbran, Gwent NP44 3LR**  
**Offers Over £195,000**

**NO ONWARD CHAIN! OFFERS OVER £195,000**

Sage and Co offer for sale this THREE BEDROOM link detached property with spacious living accommodation and a generous kitchen/diner which creates the perfect space for hosting family and friends. Also benefiting from a ground floor WC, useful utility room and a GARAGE for extra storage space. Commercial street is within walking distance to local amenities, schools, transport links and Cwmbran Town Centre. Viewing is highly recommended. Council tax band C. EPC rating E.



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

**[www.sageandco.co.uk](http://www.sageandco.co.uk)**

Entrance

Part glazed front entrance door to:

Porch

Double glazed windows to side, door to:

Entrance Hall

Stairs to first floor, under stair storage cupboard, double radiator, doors to:

Lounge

15'11" x 13'0" (4.86m x 3.97m)

Double glazed window to side, double radiator, radiator

Kitchen / Diner

16'4" x 10'9" (4.98m x 3.28m)

Fitted with base units and roll edge work preparation surfaces over, inset stainless steel sink and drainer unit, ceramic tile splashbacks, space for gas cooker, filter hood over, double radiator, double glazed French doors to side, door to:

Rear Lobby / Utility Room

4'8" x 12'9" (1.44m x 3.90m)

Fitted with a range of base units, inset stainless steel sink and drainer unit, ceramic tile splash backs, radiator, opaque double glazed door to side, door to:

WC

Low level WC, pedestal wash hand basin, opaque glazed window to side

First Floor

Access to loft space, double glazed window to side, doors to;

Bedroom One

9'4" x 10'9" (2.87 x 3.28)

Double glazed window to rear, radiator.

Bedroom Two

15'8" x 6'3" (4.8 x 1.92)

Double glazed window to front, radiator,

Bedroom Three

12'5" x 6'4" (3.81 x 1.94)

double glazed window to front and side, radiato

Bathroom

Four piece suite comprising; Panelled bath, low level WC, vanity wash hand basin, shower cubicle with mains shower, obscure double glazed window to side and rear, radiator, fully ceramic tile walls.

Outside

Enclosed paved courtyard, tap connected.

Garage

Electric roller door, power and light connected.

Tenure

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

