



49 Caerwent Road, Croesyceiliog, Cwmbran, Gwent NP44 2QF
Guide Price £180,000

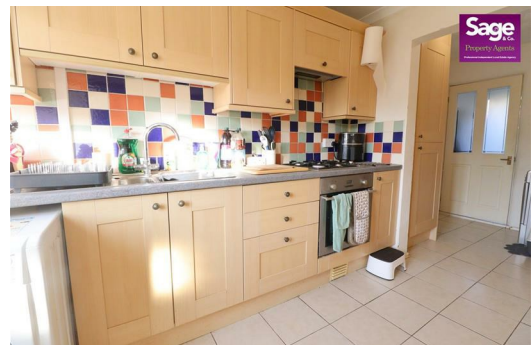
GUIDE PRICE £180,000 - £190,000

Sage & Co. are delighted to offer for sale this well-presented THREE BEDROOM SEMI DETACHED home located in the highly sought-after Croesyceiliog area, offering a fantastic opportunity for families. The property features a spacious living/dining room that leads into a bright conservatory, allowing natural light to flood the space and creating a lovely area to relax or entertain. The ground floor also includes a fully fitted kitchen, perfect for preparing meals and enjoying family time. Outside, the enclosed rear garden offers a safe and private space for children to play or for outdoor gatherings.

Conveniently located, the property is within easy reach of local schools, Cwmbran Town Centre, and excellent transport links to the A4042, making commuting a breeze.

Council Tax Band : C
EPC Rating : D

This property is sure to be in high demand – viewings are highly recommended!



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

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Entrance

Part glazed front entrance door to;

Entrance Hall

Double glazed window to front, stairs to first floor, radiator, doors to;

Living Room

20'10" x 9'6" (6.37 x 2.90)

Double glazed window to front, radiator, feature gas fireplace and surround, double glazed patio doors to conservatory

Conservatory

Double glazed windows to rear and side aspects, wood laminate flooring. part glazed door to rear

Kitchen

10'0" x 7'9" (3.05 x 2.38)

Fitted with a range of base and eye level wall units, roll edge work preparation surfaces, inset stainless steel one and a half bowl sink and drainer unit, gas hob, oven under, filter hood over, ceramic tiled splashbacks, integrated fridge freezer, plumbing for automatic washing machine, double glazed window to rear, part glazed door to rear, coving, radiator, space for tumble dryer, under stairs storage cupboard, door to entrance hall

First Floor

Access to loft space, doors to;

Bedroom One

Double glazed window to front, radiator, coving, built in wardrobes to one wall with sliding doors, built in cupboard

Bedroom Two

6'5" x 11'1" (1.96 x 3.40)

Double glazed window to rear, radiator

Bedroom Three

11'0" x 5'10" (3.36 x 1.80)

Double glazed window to front, radiator, built in storage cupboard

Bathroom

6'0" x 4'8" (1.85 x 1.43)

Panelled bath with electric shower over, pedestal wash hand basin, obscure double glazed window to rear, chrome towel rail, radiator

WC

Low level WC, obscure double glazed window to rear, ceramic tiled walls

Outside

Front - Steps leading down to front entrance door, side access to rear
Rear - Enclosed rear garden mainly laid to lawn with remainder laid to patio

Tenure

We have been advised that the property is Freehold. To be verified

