



33 Ventnor Road, Cwmbran, NP44 3JZ

£225,000

Sought after Old Cwmbran, this delightful three-bedroom terraced house is offered for sale. The property boasts a spacious double-storey extension, providing ample living space for families or those who enjoy entertaining. The open-plan living room and dining area create a warm and inviting atmosphere, ideal for both relaxation and social gatherings, also benefitting from a ground floor cloakroom, first floor bathroom and a garage.

Situated just a stone's throw from Cwmbran Town Centre, residents will benefit from easy access to a variety of local amenities, including shops, restaurants, and recreational facilities. This prime location makes it an excellent choice for those seeking a vibrant community lifestyle while still enjoying the tranquillity of a residential area.

In summary, this terraced house on Ventnor Road presents an exceptional opportunity for anyone looking to settle in Cwmbran. With its generous living space, convenient location, and modern features, it is sure to appeal to a wide range of buyers. Do not miss the chance to make this lovely property your new home. Council tax band C, EPC rating C.



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

Part glazed front entrance door to;

Entance Hall

Radiator, stairs to first floor, door to;

Living Room

13'0" x 11'1" (3.97 x 3.38)

Double glazed bay fronted window, feature fireplace and surround, radiator, coving, opening to;

Dining Room

13'9" x 12'5" (4.20 x 3.81)

Double glazed French doors to rear, radiator, under stair storage cupboard, door to;

Kitchen

7'8" x 16'9" (2.35 x 5.13)

Fitted with a range of base and eye level wall units, roll edge work tops, inset stainless steel sink unit, electric hob with oven under and extractor hood over, space for fridge/freezer, plumbing for washing machine, space for tumble dryer, wall mounted Combi boiler, two double glazed windows to side, radiator, ceramic tile flooring, door to;

Rear Porch

Built-in cupboard, part glazed door to side, door to;

W.C.

Low level WC, wall mounted wash hand basin, obscure double glazed window to rear, radiator.

First Floor

Access to loft space, fitted storage cupboard, radiator, doors to;

Bedroom One

14'0" x 11'1" (4.27 x 3.40)

Two double glazed windows to front, radiator, built-in wardrobe to one wall.

Bedroom Two

12'4" x 11'1" (3.78 x 3.40)

Double glazed window to rear, radiator.

Bedroom Three

11'11" x 8'10" (3.64 x 2.70)

Double glazed window to rear, radiator, access to loft space.

Bathroom

8'11" x 5'7" (2.73 x 1.71)

Three piece suite comprising; Panelled bath with electric shower over, low level WC, pedestal wash hand basin, ceramic tile splashbacks, towel radiator, obscure double glazed window to side, extractor fan.

Outside

Enclosed forecourt, power sockets and tap connected.

Enclosed rear garden, upper level is laid to patio, power sockets and tap connected, steps leading down to lower level, mainly

laid to lawn with garden path leading to rear entrance and garage.

Tenure

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		70
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

