



26 Blaen Bran Close, Avondale Road, Cwmbran, NP44 1UU

£120,000

Situated within easy reach of Cwmbran Town Centre and just a short distance from Cwmbran Train Station, this well-maintained ground floor flat offers convenient living in a popular and accessible location. The property features two good-sized bedrooms, a spacious open-plan living and kitchen area ideal for both relaxing and entertaining, a modern family bathroom, and the added benefit of built-in storage cupboards.

Perfect for investors or first time buyers, this flat offers a great opportunity to secure a low-maintenance home with everything you need right on your doorstep.

With excellent transport links, shopping, schools, and local amenities all close by, this property is a must-see. Council Tax Band C; EPC rating C



**AWAITING MORE
PHOTOGRAPHS**

SAGE & CO

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Communal Entrance Door

Front entrance door to;

Entrance Hall

Radiator, two built in storage cupboards, doors to;

Open Plan Living Room/ Kitchen

18'2" x 10'2" (5.54 x 3.10)

Kitchen fitted with a range of base and eye level wall units, work preparation surfaces over, inset stainless steel one and a half bowl drainer unit, ceramic tiled splashbacks, inset gas hob with oven under, filter hood over, integrated washing machine, fridge freezer and dishwasher, wall mounted combi boiler, double glazed window to side and rear aspects, two radiators.

Bedroom One

11'1" x 11'5" (3.40 x 3.49)

Double glazed window to rear, built in wardrobes to one wall, radiator

Bedroom Two

9'3" x 9'6" (2.82 x 2.92)

Double glazed window to rear, fitted wardrobes to one wall with sliding doors, radiator

Bathroom

Three piece suite comprising low level WC, pedestal wash hand basin, panelled bath with mains shower over, ceramic tiled splashbacks, chrome towel rail, obscure double glazed window to front, extractor fan.

Outside

Allocated parking bay for one vehicle.

Tenure

We have been advised that the property is Leasehold.

