



37 James Prosser Way, Llantarnam, Cwmbran, NP44 3FL
£250,000

Located in the desirable James Prosser Way, this well-maintained TWO BEDROOM, SEMI-DETACHED property offers modern living with excellent access to local amenities and transport links.

The ground floor features a spacious open-plan lounge and dining area, perfect for entertaining or relaxing with family. A fitted kitchen provides ample storage and workspace, while a convenient downstairs WC completes the ground floor layout. Upstairs, the property boasts two generously sized bedrooms. The master bedroom benefits from its own private ensuite, and a contemporary family bathroom serves the second bedroom. Externally, the home enjoys a large enclosed rear garden—ideal for families or those who enjoy outdoor living. Two designated parking spaces add to the convenience of this attractive home. Situated close to well-regarded schools, Cwmbran Town Centre, and key transport routes including the A4042 and M4, this property is ideal for first-time buyers, young professionals or growing families!

Early viewing is highly recommended.

Council Tax Band - D
EPC Rating - B



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

Part glazed front entrance door to;

Entrance Hall

Built in storage cupboard housing boiler, opening to kitchen, doors to;

Cloakroom/WC

5'2" x 2'11" (1.59 x 0.89)

Low level WC, pedestal wash hand basin, ceramic tiled splash back, radiator, extractor fan

Kitchen

9'11" x 6'1" (3.04 x 1.86)

Fitted with a range of base and eye level wall units, inset stainless steel sink and drainer unit, roll top work preparation surfaces over, inset gas hob, stainless steel filter hood over, oven under, integrated fridge freezer, dishwasher and washing machine, double glazed window to front

Lounge/ Dining Room

16'6" x 12'10" (5.03 x 3.92)

Double glazed French doors to rear with accompanying double glazed windows, feature panelling to one wall, radiator, under stairs storage space, stairs to first floor

First Floor

Doors to;

Bedroom One

7'1" x 12'10" (2.16 x 3.92)

Two double glazed windows to rear, feature panelling to one wall, built in storage cupboard, radiator, door to;

En Suite

5'4" x 6'2" (1.65 x 1.89)

Low level WC, shower cubicle, pedestal wash hand basin, ceramic tiled splash backs, radiator, extractor fan, obscure double glazed window to side

Bedroom Two

8'0" x 12'10" (2.44 x 3.92)

Two double glazed windows to front, radiator, access to loft space

Bathroom

5'5" x 5'6" (1.66 x 1.70)

Three piece suite comprising; panelled bath, low level WC, pedestal wash hand basin, ceramic tiled splash backs, extractor fan, obscure double glazed window to side, radiator

Outside

Front - Off road parking for two vehicles, side access to rear, tap connected

Rear - Enclosed rear garden with wooden fencing, mainly laid to lawn with the remainder laid to patio, power connected to side, garden shed with power connected

Tenure

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

