



## 9 Ty Coch Lane, Ty Coch, Cwmbran, NP44 7AD

**£199,950**

Nestled in a charming and convenient location, this delightful TWO BEDROOM mid-terraced property offers a wonderful blend of character, comfort, and practicality. Beautifully presented and full of personality, this home is perfect for first-time buyers, downsizers, or anyone seeking a peaceful setting with excellent local amenities. Step inside to discover a warm and inviting living room that flows seamlessly into a bright and airy dining area—ideal for entertaining or relaxing evenings in. The spacious, well-appointed kitchen to the rear offers ample storage and worktop space, perfect for home cooking and everyday living. Upstairs, you'll find two good-sized bedrooms and a modern shower room, all tastefully finished and ready to move into. Outside, the property truly shines. The large rear garden is a tranquil oasis, bursting with established plants and shrubs, offering a perfect escape for gardeners, families, or alfresco dining. The front garden is equally well-maintained and adds to the overall kerb appeal.

Located within walking distance of the scenic Monmouthshire & Brecon Canal, as well as nearby transport links and local amenities, this home combines the best of town and country living.

Don't miss the opportunity to make this charming property your own—early viewing is highly recommended! Council Tax band C, EPC rating TBC



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

Part glazed front entrance door to;

Entrance Porch

Double glazed window to front and side aspects, radiator, door to;

Living Room

14'11" x 10'1" (4.55 x 3.08)

Double glazed window to front, radiator, ceiling cornice, feature fire surround, opening to;

Dining Room

14'9" x 10'6" (4.50 x 3.21)

Feature wood burner, stairs to first floor, radiator, coving, opening to;

Kitchen/Breakfast Room

15'1" max x 15'7" max (4.60 max x 4.75 max )

Fitted with a range of base and eye level wall units, roll edge work tops over, inset ceramic one and a half bowl sink and drainer unit with mixer tap over, ceramic tile splashbacks, inset gas hob with oven under and filter hood over, plumbing for automatic washing machine, space for dishwasher, space for fridge/freezer, two radiators, double glazed window to rear, part glazed door to rear.

First Floor

Access to loft space, doors to;

Bedroom One

16'2" x 10'1" (4.94 x 3.08)

Two double glazed windows to front, coving, radiator, 'L' shaped fitted wardrobes, dado rail.

Bedroom Two

10'4" x 7'7" (3.17 x 2.32)

Double glazed window to rear, radiator, coving.

Shower Room

Mains shower cubicle with ceramic tile splashbacks, vanity wash hand basin, low level WC, obscure double glazed window to rear, chrome towel radiator.

Outside

Enclosed front garden, mainly laid to gravel with shrub borders.

Enclosed rear garden with wooden fences, tap connected, mainly laid to an array of shrubs and plants, remainder laid to patio, greenhouse to remain.

Tenure

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

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

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |                            |
|-----------------------------------------------------------------|---------|----------------------------|
|                                                                 | Current | Potential                  |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |         |                            |
| England & Wales                                                 |         | EU Directive<br>2002/91/EC |

