



17 Llanyravon Way, Llanyravon, Cwmbran, NP44 8HN
Offers Over £275,000

NO ONWARD CHAIN!!

Situated in the sought-after residential area of Llanyravon, this well-presented THREE BEDROOM, SEMI - DETACHED property offers generous living space throughout. On the ground floor, you'll find a bright and airy living room, a separate dining room with patio doors opening out to a private, enclosed rear garden, and a spacious kitchen/breakfast room – ideal for family meals and entertaining. The ground floor also benefits from a convenient shower/wet room, adding extra practicality. Upstairs, there are three well-sized bedrooms and a family bathroom, making this an ideal family home. Further highlights include a low-maintenance rear garden, a garage with power and lighting, and a driveway offering ample off-road parking. Sold with no onward chain, this property is perfect for those seeking a comfortable and spacious home in a popular location.

Don't miss out on this fantastic opportunity – arrange your viewing today! Council tax band D, EPC rating D



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

Part glazed front entrance door to;

Entrance Hall

Stairs to first floor, radiator, spotlights to ceiling, coving, doors to;

Shower Room

10'7" x 3'10" (3.24m x 1.19m)

Walk-in mains shower, ceramic tile walls, spotlights to ceiling, chrome towel radiator, low level WC, wall mounted wash hand basin, radiator, coving, obscure double glazed window to front.

Living Room

10'7" x 13'10" (3.25m x 4.23m)

Double glazed window to front, radiator, coving, feature fire surround.

Kitchen / Breakfast Room

19'2" x 12'0" (5.85m x 3.68m)

Fitted with a range of base and eye level wall units, roll edge work preparation surfaces, inset composite sink and drainer unit, ceramic tile splashbacks, 'Neff' induction hob, filter hood over, inset 'Neff' eye level double oven, integral washing machine/dryer, recess for dining table, radiator, spotlights to ceiling, double glazed window to rear and 'Neff' fridge and freezer.

Dining Room

12'4" x 9'8" (3.76m x 2.96m)

Double glazed patio doors to rear, radiator, built-in storage cupboard, coving.

First Floor

Access to loft space, two built-in cupboards with one housing boiler with shelving, doors to;

Bedroom One

9'0" x 14'2" (2.76m x 4.32m)

Double glazed window to front, radiator, two built-in storage cupboards.

Bedroom Two

9'5" x 11'5" (2.89m x 3.50m)

Double glazed window to rear, radiator, two built-in storage cupboards.

Bedroom Three

9'5" x 7'2" (2.89m x 2.20m)

Double glazed window to rear, radiator.

Bathroom

Three piece suite comprising; Panelled bath, low level WC, wall mounted wash hand basin, two radiators, obscure double glazed window to front, ceramic tile splashbacks, electric shaver point, spotlights to ceiling.

Outside

Front - Driveway parking for several cars, access to garage,

remainder laid to gravel with hedge boarders to front and side.

Rear - Enclosed rear garden with wooden fencing, well presented and low maintenance, mainly laid to gravel with a variety of shrubs and plants, remainder laid to patio, tap connected, door to;

Utility Room

Fitted with eye level wall units, work preparation surfaces, door to;

Garage

Electric roller door, power and lighting connected, fitted ceramic sink with ceramic tile splashbacks

Tenure

We have been advised that the property is Freehold

