



**5 Birch Grove, Cwmbran, NP44 6EP**  
**Guide price £350,000**



GUIDE PRICE £350,000 - £360,000 One2one have pleasure in offering for sale this beautifully presented detached family home located within a highly desirable residential area of Henllys. The property is within easy access of many local facilities and amenities as well as being on public transport links and main road networks making it ideal for commuters. On approach to the property you have a driveway suitable.....





## MAIN DESCRIPTION

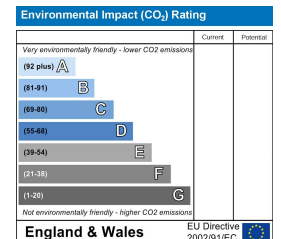
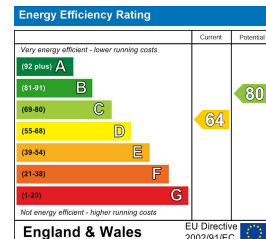
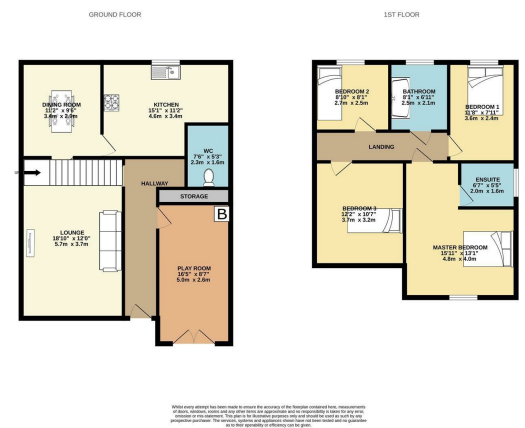
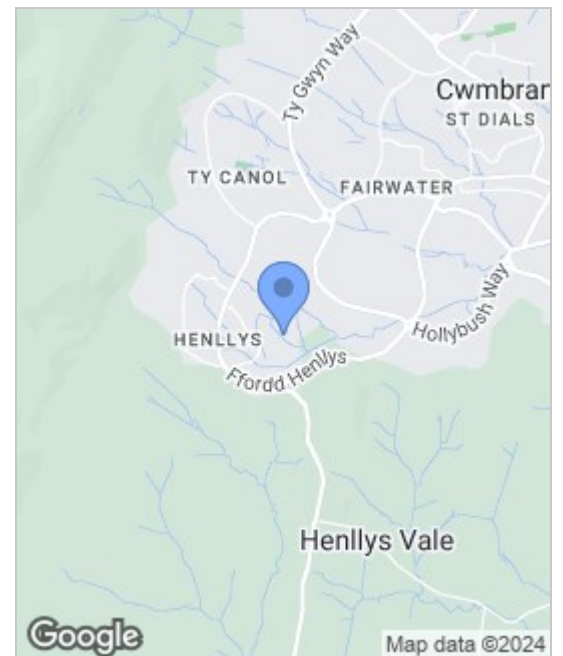
GUIDE PRICE £350,000 - £360,000

One2one have pleasure in offering for sale this beautifully presented detached family home located within a highly desirable residential area of Henllys. The property is within easy access of many local facilities and amenities as well as being on public transport links and main road networks making it ideal for commuters. On approach to the property you have a driveway suitable for multiple vehicles. From here you have a beautifully maintained front garden with a pathway leading to the rear garden via a gate allowing access. As you enter into the hallway there is access to all your ground floor rooms and stairs leading to the first floor. To the right of the property there is the converted garage, used as the third reception room. The living room is a generous room with plenty of space for a range of seating furniture and also benefits from a feature wall mounted fireplace and a bay window to the front which allows in lots of light along with providing additional floor space. The second reception room is a good sized dining room which provides ample space for a family sized dining table and chairs located adjacent to the kitchen. The kitchen is fitted with a full range of base and eye level units, worktop space and integral kitchen appliances, the room also provides space for further seating with a breakfast bar, there is a double glazed door leading to the rear garden. Lastly on the ground floor is a cloakroom/wc.

Upstairs the landing gives way to the four bedrooms, three of which are double rooms, as well as an en-suite shower room to

the master bedroom comprising step in shower cubicle, low level wc and wash hand basin. The family bathroom features panelled bath, low level wc and pedestal wash hand basin. Outside the rear garden is well kept with a generous paved patio area with lots of room for outdoor seating and entertaining with a selection of mature shrubs and plants. Early internal inspection is highly recommended.

Council Tax Band 'E'



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