



**6 Avon Place, Cwmbran, NP44 8SZ**  
**Guide price £200,000**



\*\*\* GUIDE PRICE £200,000 - £210,000 \*\*\* One2One Estate Agents are delighted to market this terraced property in the highly sought-after area of Llanyrafon. To the front of the property is a lawned area. Internally the ground floor of the property benefits from a modern fitted kitchen with integrated appliances...

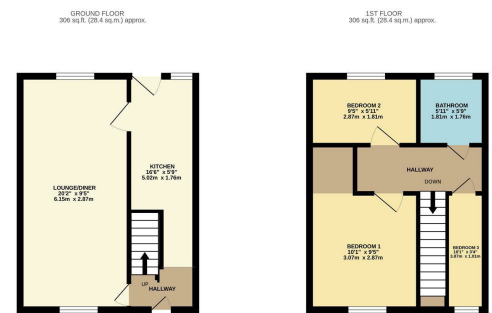


## MAIN DESCRIPTION

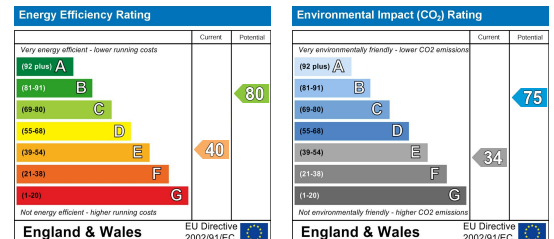
\*\*\* GUIDE PRICE £200,000 - £210,000 \*\*\* One2One Estate Agents are delighted to market this terraced property in the highly sought-after area of Llanyrafon. To the front of the property is a lawn area. Internally the ground floor of the property benefits from a modern fitted kitchen comprising base and wall units, work surface over, integrated dishwasher, microwave, electric hob and double oven, under stairs storage cupboard and door to rear. A spacious lounge/dining room area with dual aspect providing plenty of natural light and space for seating furniture along with family dining table and chairs. To the first floor are three bedrooms, two of which are double and modern family bathroom suite comprising low level wc, vanity wash hand basin, panelled bath and separate shower cubicle. To the rear of the property is a large garden with patio and lawn areas enclosed with fencing offering privacy. The front offers a lawn area with pathway to the property. **INTERNAL VIEWING RECOMMENDED.**

**GARAGE AVAILABLE VIA SEPARATE NEGOTIATION.**

**COUNCIL TAX BAND: C**



TOTAL FLOOR AREA: 612 sq ft (56.9 sq m) approx.  
While every effort has been made to ensure the accuracy of the floor plan, measurements are for general guidance only. The actual floor plan may vary slightly from the floor plan shown. The floor plan is not intended to be used for legal purposes. The floor plan is not intended to be used for legal purposes.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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