



## 188 James Prosser Way, Cwmbran, NP44 3FH

### Guide price £260,000



Welcome to this charming semi-detached house located on James Prosser Way in the area of Llantarnam, Cwmbran. This property boasts a warm and inviting atmosphere.

With 3 cosy bedrooms, there is ample space for a growing family or for those who enjoy having a home office or guest room. The 2 bathrooms provide convenience and privacy for all residents, ensuring a comfortable living experience.

Don't miss the opportunity to make this house your home and enjoy the comfort and convenience it has to offer. Contact us today to arrange a viewing and take the first step towards owning this delightful property on James Prosser Way.



## MAIN DESCRIPTION

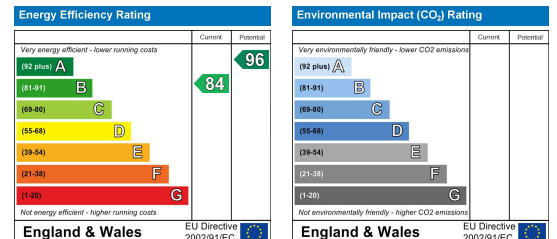
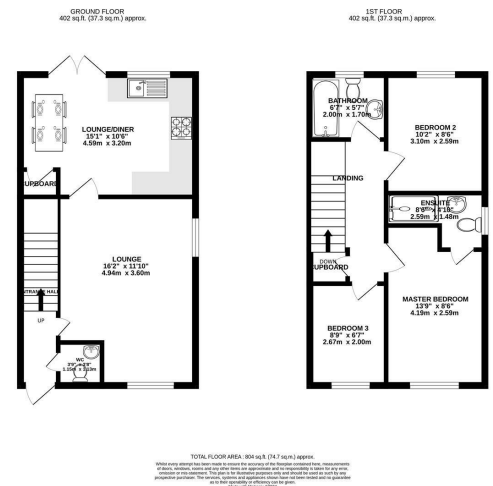
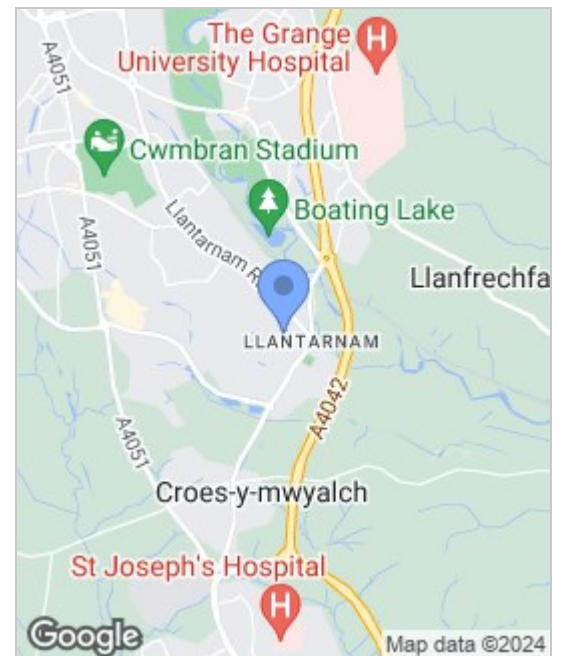
\*\*\*GUIDE PRICE £260,000-£270,000\*\*\* One2One Estate Agents are pleased to offer for sale this well presented semi detached property situated in James Prosser Way, Llantarnam. The property benefits from having excellent transport links with easy access onto the main artery roads into Newport and Cwmbran. Local schools and leisure facilities are within walking distance, with Cwmbran boating lake and park being a short distance away. The property briefly comprises entrance hall with stairs to first floor, ground floor cloakroom/wc, spacious lounge with window to front, modern kitchen/diner fitted with a range of base and wall units, integrated fridge/freezer, dishwasher, washing machine, gas hob, electric oven, under stairs storage cupboard, window and doors to rear. To the first floor are three bedrooms, en suite shower room comprising shower cubicle with power shower, pedestal wash hand basin, low level wc and window to side, family bathroom comprising panelled bath, pedestal wash hand basin, low level wc and window to rear. The rear garden is enclosed with patio area and lawn, shed and side access. There are two parking spaces to the front. **MUST BE VIEWED.**

TENURE: FREEHOLD

COUNCIL TAX BAND: D

NB: One2One Estate Agents have been advised by the seller the details pertaining to this property. It is the buyer's responsibility to determine council tax band and tenure. We

would encourage any interested parties to seek legal representation and obtain professional advice prior to purchase.



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.

5 - 7 New Street, Cwmbran, Torfaen, NP44 1EE  
 Tel: 01495219699  
 Email: [Enquiries@one2oneestateagents.co.uk](mailto:Enquiries@one2oneestateagents.co.uk)