



10 The Paddocks, Cwmbran, NP44 8JD

Guide price £375,000



GUIDE PRICE £375,000-£385,000

Welcome to The Paddocks in the charming village of Llanyravon, Cwmbran! This delightful extended detached bungalow offers a perfect blend of comfort and style.

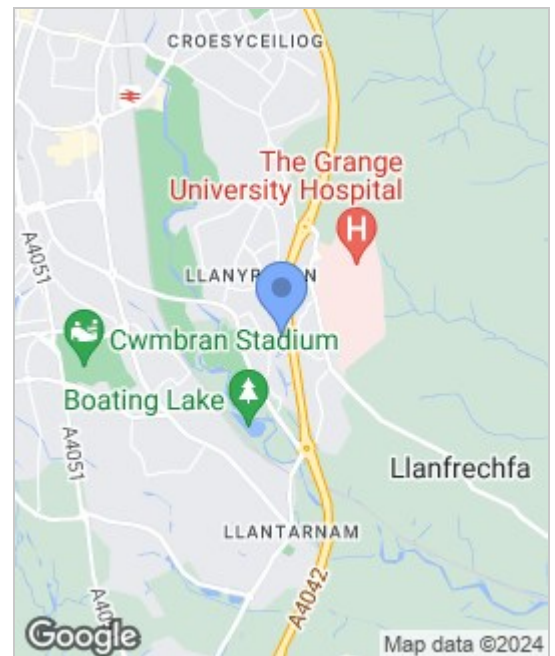
As you step inside, you are greeted by not one, but two inviting reception rooms, providing ample space for entertaining guests or simply relaxing with your loved ones. The property boasts three cosy bedrooms, offering a peaceful retreat at the end of a long day.



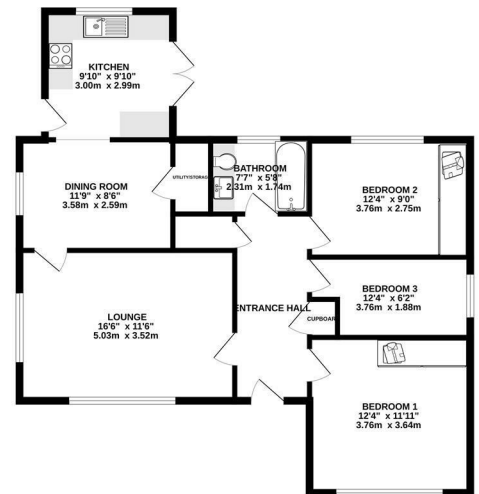
MAIN DESCRIPTION

GUIDE PRICE £375,000-£385,000 One2One Estate Agents are delighted to offer for sale this well presented extended detached bungalow situated in the sought after location of Llanyravon within easy access of local schools, shops and amenities. The property has been modernised by the current owners to high standard and briefly comprises entrance hall with composite door to front, storage cupboard, cupboard with radiator and roof access hatch. The lounge offers windows to front and side creating plenty of natural light door to dining room with window to side and utility cupboard with plumbing for washing machine. Modern fitted kitchen with a range of base and wall units, worksurface over, integrated fridge/freezer, dishwasher, electric hob and double oven, window to rear, door to side and double doors leading to the rear garden. There are three bedrooms, two of which are doubles with fitted wardrobes and a modern fitted bathroom comprising vanity wash hand basin incorporating wc, panelled bath with shower over, heated towel rail and window to rear. The rear garden has a patio area with plenty of space for seating furniture, steps to lawn with an abundance of plants and shrubs. To the front is a large lawn with plants, driveway for several vehicles leading to garage. **MUST BE VIEWED TO APPRECIATE.**

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.



GROUND FLOOR
876 sq.ft. (81.4 sq.m.) approx.



TOTAL FLOOR AREA: 876 sq.ft. (81.4 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of plots, garden areas and any other area are approximate and not intended to be used for any legal purpose or as a contract. This plan is for illustrative purposes only and should be used as a guide only. Please contact the agent for more information. Measurements taken with Metric (GSI) 11/11/2024.

TENURE: FREEHOLD

COUNCIL TAX BAND: E

NB: One2One Estate Agents have been advised by the seller the details pertaining to this

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	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	82	Very environmentally friendly - lower CO ₂ 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 ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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