



# 1 Clark Avenue, Cwmbran, NP44 1RY

## Guide price £290,000



\*\*\*GUIDE PRICE £290,000-£310,000\*\*\*

Welcome to this charming extended semi-detached house located on Clark Avenue in the delightful area of Pontnewydd, Cwmbran. This property boasts two spacious reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With three cosy bedrooms, there's plenty of space for the whole family to unwind and make themselves at home.

The property features a well-maintained bathroom, ensuring convenience and comfort for all residents. Additionally, the availability of parking space adds to the convenience of this lovely home, making trips in and out a breeze.



## MAIN DESCRIPTION

\*\*\*GUIDE PRICE £290,000-£310,000\*\*\* Welcome to this beautifully extended semi-detached family home, offering a perfect blend of modern living and classic charm. Situated in a desirable location, this spacious property is ideal for growing families or those looking to enjoy a generous living space with no onward chain.

As you step inside, you are greeted by a welcoming lounge, perfect for relaxing and entertaining. The heart of the home is the contemporary fitted kitchen/dining room, designed with both functionality and style in mind, providing ample space for family meals and social gatherings. To the rear of the property, a cozy sitting room offers tranquil views of the large, well-maintained garden, creating a serene retreat within the home.

Upstairs, you will find three generously sized double bedrooms, each offering plenty of natural light and space. The modern bathroom is a standout feature, boasting a sleek design with a separate double shower cubicle for added luxury. A drop down ladder offers access to the loft with potential to convert subject to necessary planning consents.

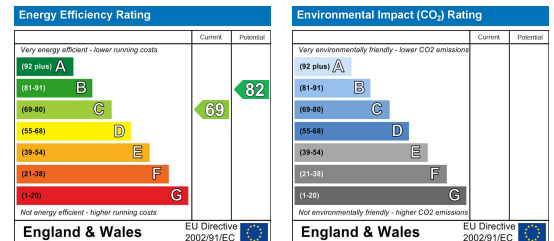
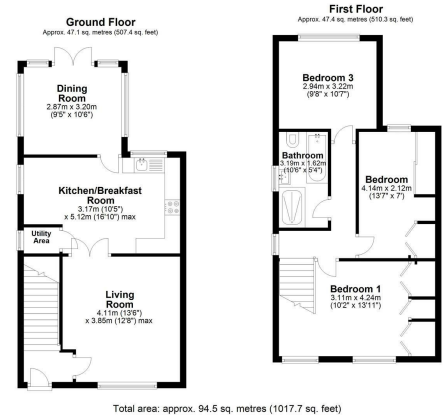
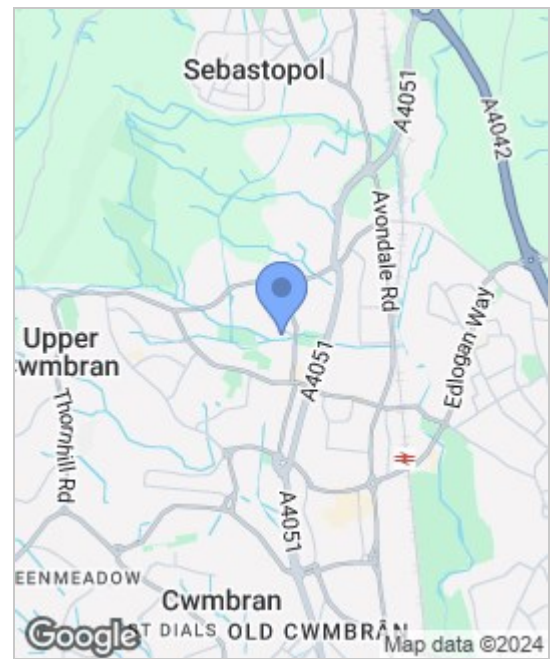
The expansive rear garden is a true oasis, featuring a patio area ideal for outdoor dining, steps leading to a lush lawn, and an abundance of mature plants and shrubs. A brick-built shed provides additional storage, while the patio sweeps to the side, offering convenient access to the front of the property through a secure gate.

Parking is available at the front of the property, ensuring ease of access. With no onward chain, this home is ready for you to move in and make your own. Don't miss the opportunity to view this exceptional property. MUST BE VIEWED TO APPRECIATE. NO CHAIN.

TENURE: FREEHOLD

COUNCIL TAX BAND: C

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.



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