



**Breage Caerleon Road, Cwmbran, NP44 8TY**  
**Asking price £399,950**



Welcome to this charming property located on Caerleon Road in the picturesque village of Llanfrechfa, Cwmbran. This delightful house boasts 2 reception rooms, providing ample space for entertaining guests or simply relaxing with your loved ones. With three double bedrooms, there is plenty of room for the whole family to unwind and rest comfortably.

Don't miss out on the opportunity to own a piece of this idyllic village. Book a viewing today and envision the endless possibilities that this lovely house on Caerleon Road has to offer.



## MAIN DESCRIPTION

A beautifully modernised and spacious detached family home, ideally located in the highly sought-after area of Llanfrechfa. This property is perfectly positioned for easy access to local schools, shops, and hospital facilities, while boasting stunning rear views that must be seen to be appreciated.

The accommodation comprises a bright and airy lounge with doors opening directly onto the rear garden, offering a seamless indoor-outdoor flow. The modern kitchen, which opens to a dedicated dining area, also benefits from double doors leading to the rear, making it ideal for family living and entertaining. A convenient ground floor WC/utility room complete the lower level.

To the first floor there are three generously-sized double bedrooms, all beautifully presented, along with a contemporary family bathroom featuring a rainfall shower.

Externally, the property features a large enclosed rear garden, with a lovely decked area perfect for outdoor dining, leading down steps to a spacious lawn. To the rear of the property is a detached garage offering additional parking or storage space, as well as extra parking beyond, making this home ideal for those with multiple vehicles. The front of the property also provides off-road parking for several cars.

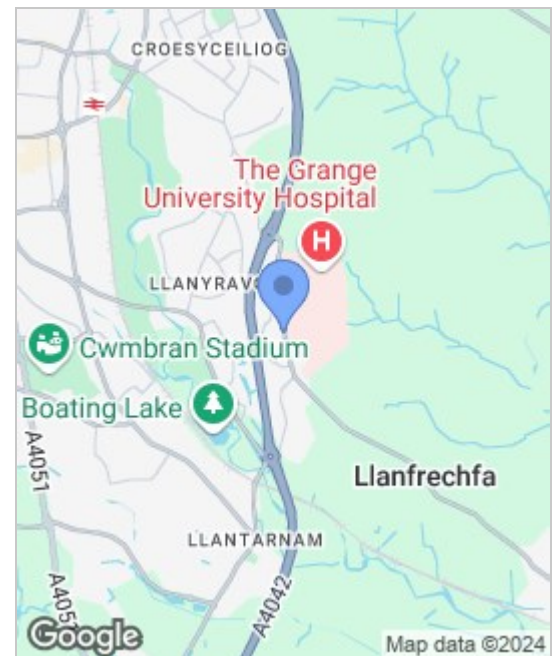
This fantastic family home is a must-view, offering space, style, and convenience in a prime location. Don't miss out on this opportunity!

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.

TENURE: FREEHOLD UPON COMPLETION

COUNCIL TAX BAND: E

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.



Total area: approx. 101.2 sq. metres (1089.8 sq. feet)

