



8 Kingsland Walk, Cwmbran, NP44 4RE

Asking price £185,000



One2One are pleased to present this charming mid-terrace house presents an excellent opportunity for those seeking a comfortable family home. This well-maintained property boasts three spacious bedrooms and a well-appointed bathroom, making it ideal for family living.....



MAIN DESCRIPTION

One2one are delighted to present this well-maintained three-bedroom property, ideally situated in a popular residential area. The property is conveniently located close to local amenities, excellent transport links, and reputable schools, making it an ideal choice for families or professionals.

The accommodation offers generous living space and is arranged over two floors. On the ground floor, you will find an entrance hall, a spacious modern kitchen/dining room, a utility room, a cloakroom, and a comfortable sitting room.

The first floor features a landing, three well-proportioned bedrooms, and a family bathroom.

The property benefits from double glazing throughout and a gas central heating system. The rear garden is of a good size and designed for easy maintenance, providing a practical and enjoyable outdoor space.

This home is offered with no onward chain, and an early internal inspection is highly recommended.

GROUND FLOOR:

HALLWAY

LOUNGE: 17'2" X 10'0" (5.23M X 3.04M)

KITCHEN: 19'7" X 11'2" (5.98M X 3.40M)

UTILITY ROOM

FIRST FLOOR:

LANDING

BEDROOM 1: 13'7" X 9'3" (4.14M X 2.81M)

BEDROOM 2: 10'8" X 9'1" (3.25M X 2.76M)

BEDROOM 3: 8'2" X 7'8" (2.48M X 2.33M)

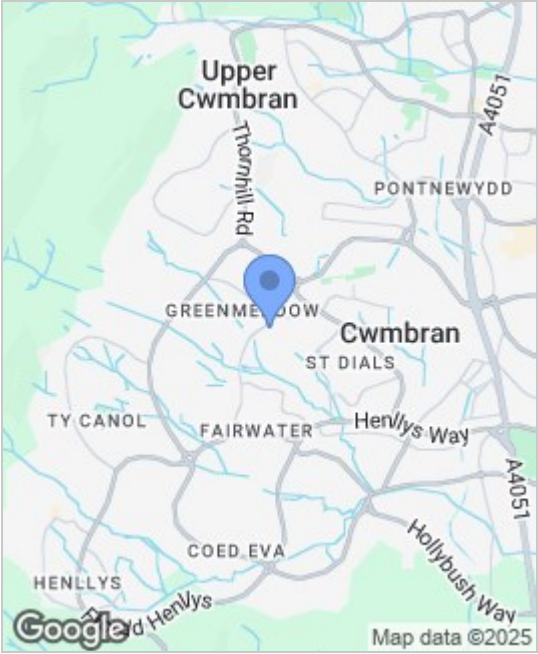
BATHROOM: 6'2" X 3'0" (1.88M X 0.90M)

OUTSIDE: Front and rear gardens

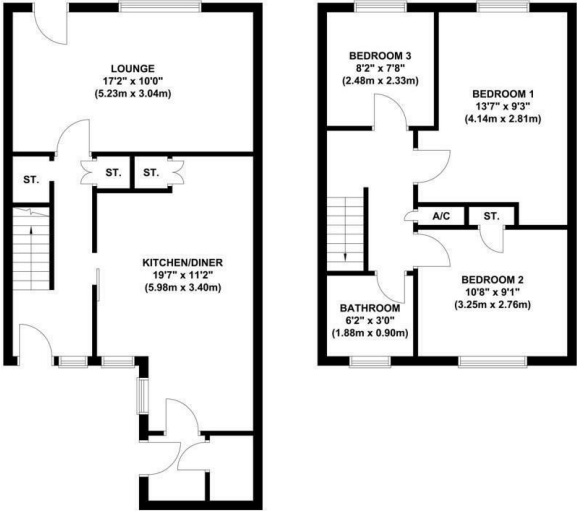
COUNCIL TAX BAND 'B'

TENURE: Freehold

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.



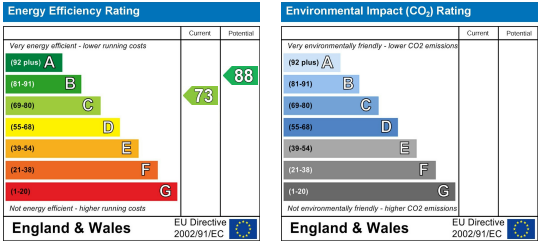
GROUND FLOOR APPROX. 46.37 SQ. METRES (499.12 SQ. FEET) FIRST FLOOR APPROX. 39.20 SQ. METRES (421.94 SQ. FEET)



Kingsland Walk

TOTAL AREA APPROX. 85.57 SQ. METRES (921.06 SQ. FEET)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



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 firms employment has the authority to make or give any representation or warranty in respect of the property.