



37 Birch Grove, Cwmbran, NP44 6EP

Guide price £340,000



GUIDE PRICE £340,000-£350,000 Nestled in the charming area of Birch Grove, Henllys, Cwmbran, this delightful detached house offers a perfect blend of comfort and space for family living. With four generously sized bedrooms, this property is ideal for those seeking a home that accommodates both relaxation and practicality.

Birch Grove is a desirable location, known for its friendly community and proximity to local amenities, schools, and parks. This home presents an excellent opportunity for families or individuals looking to settle in a tranquil yet accessible area.

In summary, this detached house in Henllys is a fantastic choice for anyone seeking a spacious and comfortable family home. With its ample bedrooms, inviting reception areas, and convenient parking, it is sure to meet the needs of modern living. Do not miss the chance to make this lovely property your own.



MAIN DESCRIPTION

GUIDE PRICE £340,000-£350,000 This charming detached family home is situated in a highly desirable area, perfectly positioned with Henllys Nature Reserve on its doorstep. It offers convenient access to local schools, shops, and amenities, making it an ideal choice for families and commuters alike.

The entrance hall welcomes you with stairs leading to the first floor. A spacious and bright lounge features a box bay window to the front. The kitchen/breakfast room is well appointed with a range of base and wall units, ample space for appliances and double doors opening to the rear garden. There is also room for a dining table and chairs, creating the perfect family hub. A practical utility room offers plumbing for a washing machine, a door to the side, and access to the garage. A separate dining room provides an ideal space for entertaining, with a window overlooking the rear garden. A convenient ground-floor cloakroom/WC completes this level.

The first floor offers four bedrooms, including a master bedroom with an en suite shower room. The remaining bedrooms are serviced by a modern family bathroom.

Outside, the front provides off road parking leading to the integral garage. The private, enclosed rear garden is mainly laid to lawn, with a patio area and side access—ideal for outdoor relaxation and family gatherings.

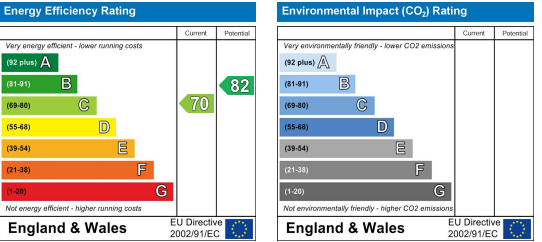
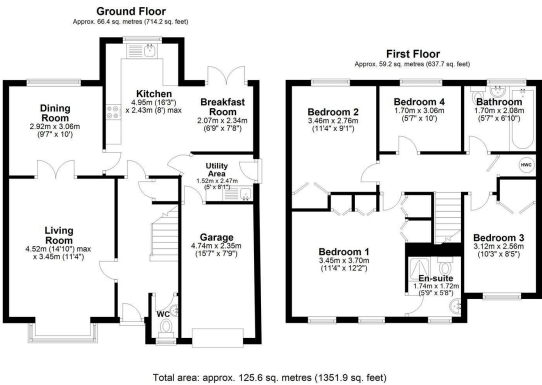
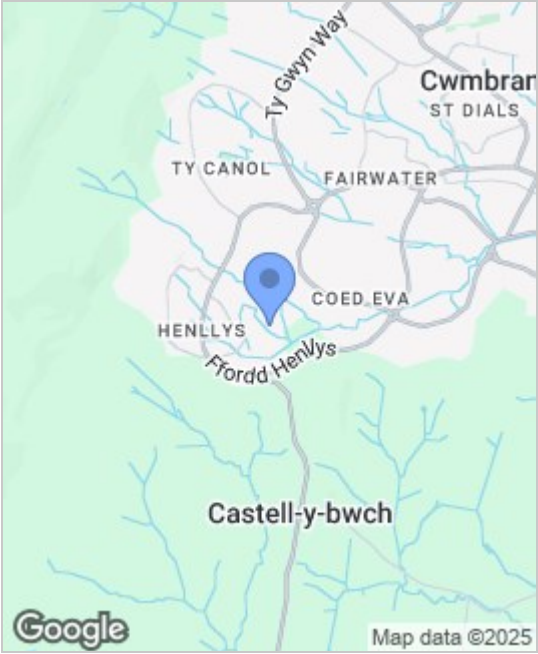
This fantastic property must be viewed to fully appreciate its

location, space, and potential.

TENURE: FREEHOLD

COUNCIL TAX BAND: F

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