



## 136 Edlogan Way, Cwmbran, NP44 2QA

### Offers in the region of £380,000



Nestled in the charming area of Croesyceiliog, Cwmbran, this delightful detached bungalow on Edlogan Way offers a perfect blend of comfort and convenience. With three well proportioned bedrooms, this property is ideal for families or those seeking a peaceful retreat. The spacious reception room provides a welcoming atmosphere, perfect for entertaining guests or enjoying quiet evenings at home.

The bungalow boasts two modern bathrooms, ensuring ample facilities for all residents. The layout is thoughtfully designed, promoting a sense of space and ease of living. Natural light floods the interiors, enhancing the warm and inviting ambiance throughout.

In summary, this detached bungalow on Edlogan Way is a wonderful opportunity for anyone looking to settle in a desirable location in Cwmbran. With its spacious living areas, ample parking, and proximity to local conveniences, it is a property that truly deserves your attention.



MAIN DESCRIPTION

A rare opportunity to acquire this detached bungalow, located in a highly sought-after area, close to well-regarded schools, shops, bus routes, and local amenities. Offering versatile living accommodation, this property is ideal for a range of buyers.

The spacious entrance hall provides access to the ground floor accommodation, including a bright lounge featuring windows to the front and side, offering delightful views. The fitted kitchen/dining room is equipped with base and wall units, an electric hob, double oven, integrated dishwasher, and ample space for a dining table and chairs.

An enclosed rear porch leads to the utility room, which offers space for a washing machine, fridge/freezer, and plumbing for additional appliances. The utility room also provides access to the garage. There are two double bedrooms on the ground floor, along with a bathroom comprising a corner bath, shower cubicle with a power shower, low-level WC, and a vanity wash hand basin.

To the first floor, you'll find the master bedroom and a recently fitted bathroom. The ground floor bedroom could also be used as a further reception room, offering even more versatility.

The large garage features an electric door and pit, providing excellent space for vehicles and the potential for use as an office area, with the option to split the space if desired. The property is further complemented by a driveway providing parking for several vehicles to the front, and

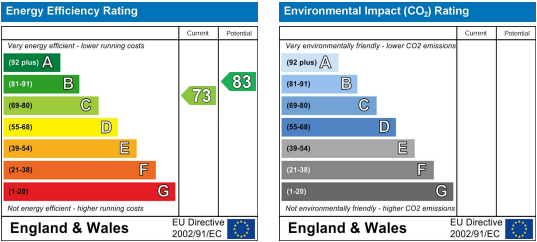
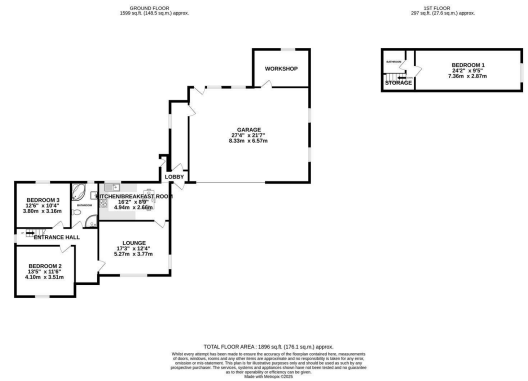
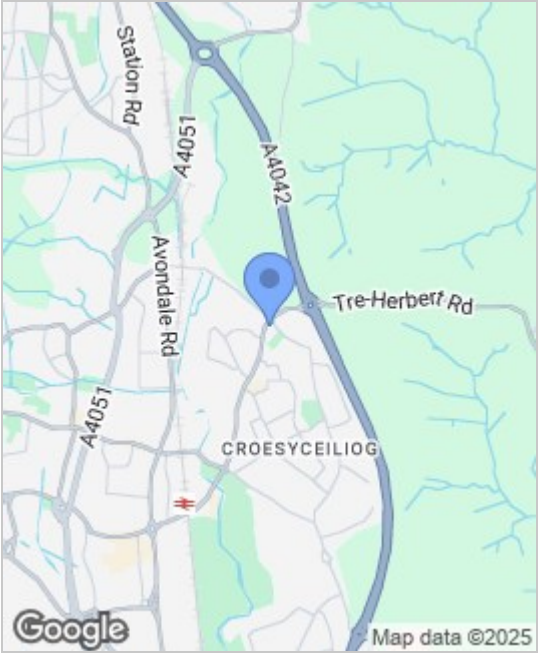
a garden that sweeps to the side and rear, mainly laid to lawn.

A must-see property with immense potential—viewings highly recommended.

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.



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