



## 12 Oakfield Grange, Cwmbran, NP44 3FP

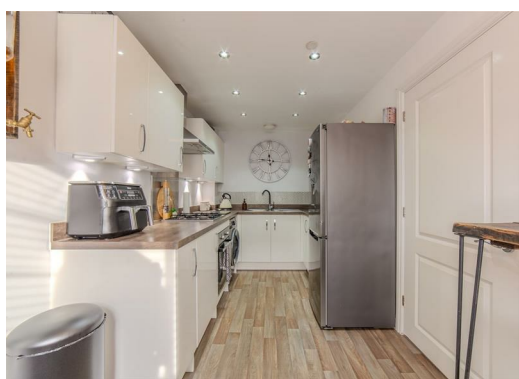
### Guide price £215,000



\*\*\* GUIDE PRICE £215,000 - £225,000 \*\*\* Nestled in the charming area of Oakfield Grange, Cwmbran, this delightful semi detached house presents an excellent opportunity for those seeking a comfortable and inviting home. The property boasts two well proportioned bedrooms, making it ideal for small families, couples, or individuals looking for extra space.

The location in Oakfield is particularly appealing, offering a blend of suburban tranquillity and accessibility to local amenities. Residents can enjoy nearby parks, shops, and schools, making it a practical choice for everyday living.

In summary, this semi detached house in Oakfield Grange is a wonderful opportunity for anyone looking to settle in a friendly community. With its two bedrooms, spacious reception room, and parking for two vehicles, it is a property that promises comfort and convenience in equal measure. Do not miss the chance to make this charming house your new home.





MAIN DESCRIPTION

\*\*\* GUIDE PRICE £215,000 - £225,000 \*\*\* A beautifully presented semi detached property, located within the sought after and stylish Oakfield Grange development, nestled in the heart of Cwmbran. Perfectly positioned close to a range of local amenities and excellent transport links to both Newport and Cardiff, this property is ideal for those looking to commute while enjoying a peaceful and modern living environment.

The property welcomes you with an entrance hall, with stairs leading to the first floor. To the ground floor, a convenient cloakroom/WC adds a practical touch for family living. The modern fitted kitchen/diner is equipped with base and wall units, a gas hob, an electric oven, plumbing for a washing machine, and space for a fridge/freezer, providing everything you need for family meals and entertaining. The kitchen also offers ample space for a dining table, making it the perfect space for relaxed meals with loved ones.

At the rear of the property, the bright and airy lounge is a perfect space for relaxing or entertaining, featuring doors that open directly onto the rear garden, allowing plenty of natural light to flood the room and creating a seamless connection between indoor and outdoor living.

Upstairs, the property offers two double bedrooms, both of which are ideal for a growing family or for use as a home office or guest room. The family bathroom is neatly presented, featuring a panelled bath with a shower

over, a pedestal wash hand basin, and a WC, offering all the essentials for family living.

Outside, the rear garden is fully enclosed, offering a lawn, decked area perfect for outdoor dining or relaxing, and a shed for additional storage. A gate to the side of the property provides access to the front, while parking is conveniently located at the side of the house, ensuring practicality for residents and visitors alike.

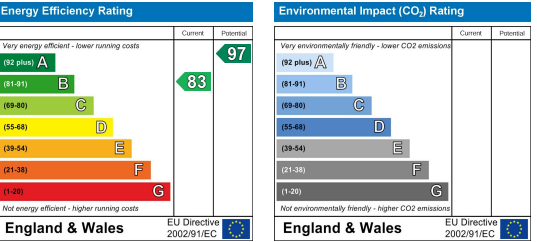
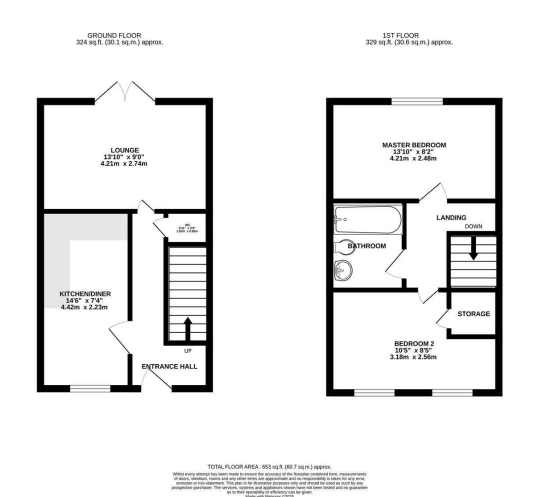
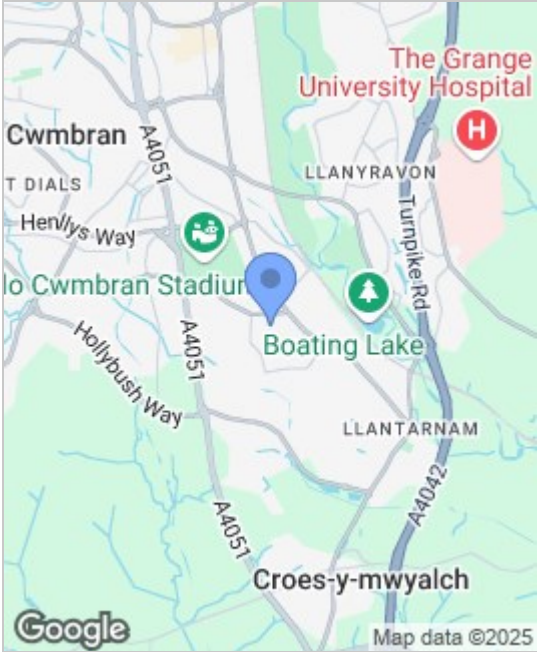
With excellent commuting links to both Newport and Cardiff, as well as being situated within a vibrant community close to local shops, schools, and parks, this property is ideally suited for professionals, couples, or small families looking for a modern home in a convenient location.

This property must be viewed to fully appreciate the quality, space, and location on offer. Don't miss out on the opportunity to make this fantastic semi detached house your new home!

TENURE: FREEHOLD

COUNCIL TAX BAND: D

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