



## 106 Ashleigh Court, Cwmbran, NP44 6HG

Guide price £380,000



\*\*\*GUIDE PRICE £380,000-£400,000\*\*\* Welcome to this splendid detached house located in the desirable Ashleigh Court, Henllys, Cwmbran. This impressive property boasts an abundance of space, featuring five well appointed reception rooms that offer versatility for both relaxation and entertainment.

This home presents a wonderful opportunity for those seeking a spacious and well located property in Cwmbran. With its blend of comfort, style, and practicality, it is sure to appeal to a wide range of buyers. Do not miss the chance to make this delightful house your new home.





MAIN DESCRIPTION

A beautifully presented, detached family home located in a highly sought after location. This delightful property is within close proximity to local schools, shops, and amenities, making it ideal for family living. The home offers a spacious and versatile layout, perfect for modern family needs.

Upon entering the property, you are welcomed by a generous entrance hall with stairs leading to the first floor. The ground floor features a convenient WC, and a well sized lounge with a bay window to the front, complete with a wood burner for a cosy, homely atmosphere.

The contemporary kitchen is fitted with a range of base and wall units, providing plenty of storage space. There is a work surface area for food preparation, a 5-ring gas hob, an electric oven, and an integrated microwave and freezer. Adjacent to the kitchen is the utility room, which has a window and a door leading to the rear of the property. It is equipped with further base and wall units, plumbing for a washing machine, and space for a fridge/freezer.

The dining room benefits from doors leading into a conservatory, providing a light and airy space for family meals or entertaining guests. There is also a study with a window to the front of the property and a large storage cupboard. A sitting room, also with a window to the front, offers a quiet space to relax.

On the first floor, there are four well proportioned bedrooms,

with the master bedroom benefiting from an en-suite shower room for added convenience. The family bathroom is also located on this floor, providing a modern suite.

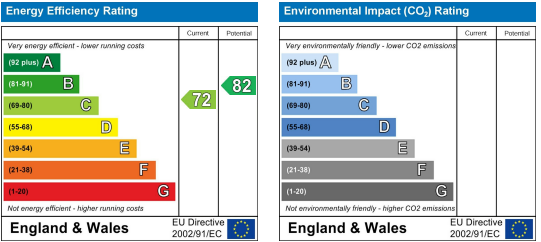
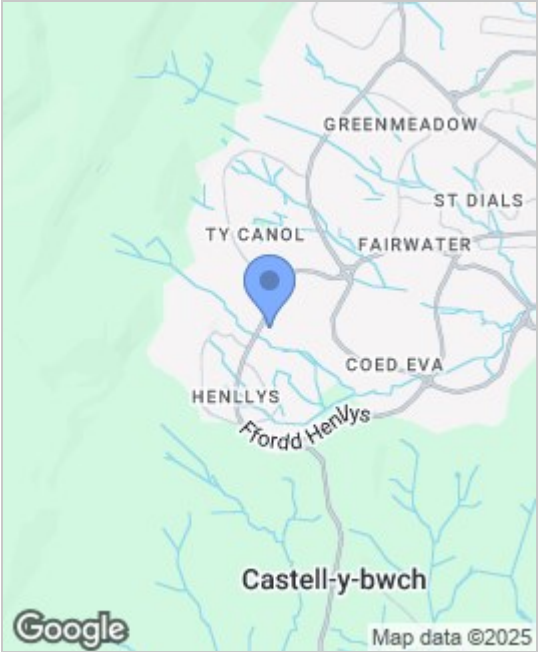
Externally, the rear garden is enclosed and offers a patio area, steps leading up to a lawned area, and a shed for additional storage. There is also side access to the garden. To the front of the property, there is parking available.

This home is a must see, offering a great combination of space, style, and practicality, in a fantastic location close to essential amenities. Viewing is highly recommended.

TENURE: FREEHOLD

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.



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.