



## 36 Cocker Avenue, Cwmbran, NP44 7JJ

### Offers over £200,000



Nestled on Cocker Avenue in Cwmbran, this delightful semi detached house presents an excellent opportunity for families and professionals alike. With three well proportioned bedrooms, this property offers ample space for comfortable living. The two inviting reception rooms provide versatile areas for relaxation and entertainment, making it easy to host gatherings or enjoy quiet evenings at home.

Additionally, the house boasts parking space for two vehicles, a valuable asset in today's busy world.

Do not miss the chance to make this lovely house your new home.





MAIN DESCRIPTION

This semi detached property, situated on a spacious corner plot, offers an exciting opportunity to create your ideal home. Located in a sought after area with excellent bus routes, scenic canal walks, and a range of nearby amenities, this property is perfect for those looking for convenience and potential.

Upon entering, you are greeted by a welcoming entrance hall with stairs leading to the first floor. The convenient under stairs storage also features plumbing for a washing machine, providing added practicality.

To the front, you'll find a light filled dining room with a window offering views of the surrounding area. The spacious lounge at the rear enjoys a lovely outlook over the garden, creating a peaceful setting for relaxation. The kitchen is equipped with base units and offers space for essential appliances, with the added benefit of a pantry for additional storage.

On the first floor, there are three good sized bedrooms, each providing ample space and natural light. The family bathroom completes the upper floor.

Externally, the property boasts parking to the front and a lawn area, with a gate and path providing access. The large rear garden, located on a generous corner plot, is paved and laid to lawn, offering plenty of potential for extension (subject to necessary planning permissions).

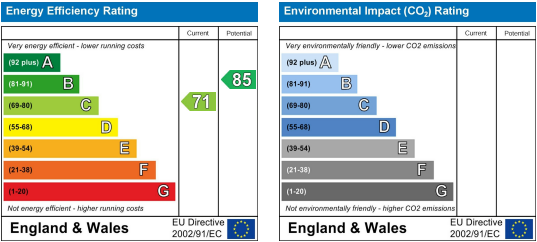
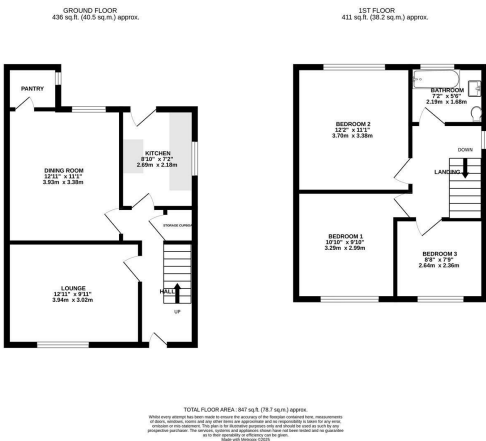
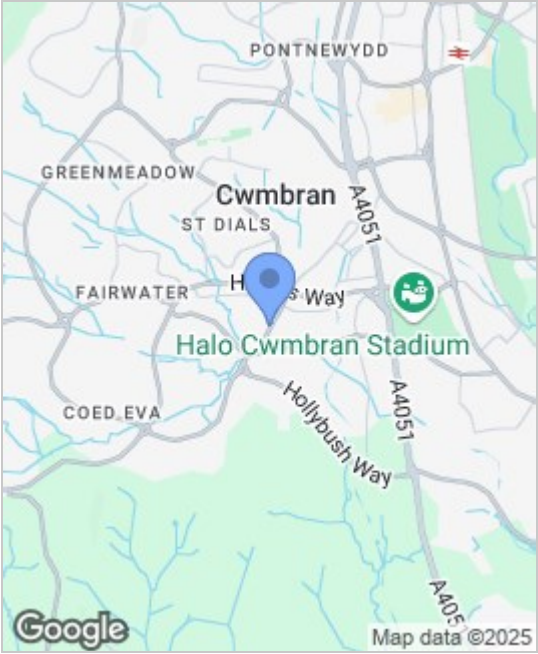
With no onward chain, this property must be viewed to truly appreciate its potential. Don't

miss out on this fantastic opportunity!

TENURE: FREEHOLD

COUNCIL TAX BAND: C

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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