



## 44 Woodland Road, Cwmbran, NP44 2DU

Asking price £330,000



Situated in the charming area of Woodland Road, Croesyceiliog, this delightful detached house offers a perfect blend of comfort and space for family living. With four double bedrooms, this property is ideal for those seeking a home that accommodates both relaxation and practicality.

Upon entering, you are greeted by two inviting reception rooms, providing ample space for entertaining guests or enjoying quiet family evenings. The layout of the house is thoughtfully designed, ensuring that each room flows seamlessly into the next, creating a warm and welcoming atmosphere.

This home on Woodland Road is not just a property; it is a place where memories can be made. With its spacious interiors and convenient location, it presents a wonderful opportunity for anyone looking to establish roots in Cwmbran. Don't miss the chance to make this charming house your new home.





MAIN DESCRIPTION

Offered to the market with no onward chain, this spacious four bedroom detached family home is a rare find, having had only two owners since it was built. Set in a highly sought after location, this property presents an excellent opportunity for buyers looking to make a home their own, with fantastic potential for modernisation or extension (subject to planning permissions).

Conveniently located within walking distance of local schools, and close to shops, amenities, and regular bus routes, the property also offers excellent access to commuter links—making it an ideal choice for growing families and professionals alike.

A secure enclosed porch—perfect for coats and shoes—leading into a generous entrance hall with useful under-stairs storage cupboard and stairs to the first floor.

To the front of the property is a spacious and naturally bright lounge/diner, featuring large windows that flood the room with light—ideal for both relaxing and entertaining.

To the rear, a well proportioned kitchen/breakfast room is fitted with a range of wall and base units, space for appliances, a breakfast bar, and access to the rear garden via door and window. A further sitting room overlooks the garden, providing a second versatile reception space.

Also on the ground floor is a convenient shower room comprising a shower cubicle, vanity wash hand basin, and

low-level WC.

The first floor offers a spacious landing with a side-facing window for natural light and a storage cupboard housing the boiler. There are four double bedrooms, providing ample space for family living, guests, or home working. The family bathroom includes a panelled bath, pedestal wash hand basin, low-level WC, and window.

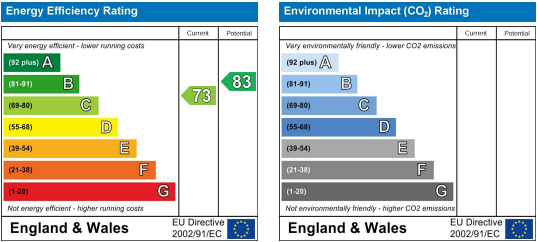
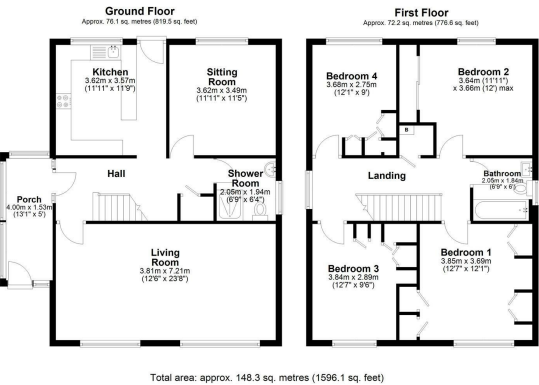
Outside, the property features a private, enclosed rear garden with a paved patio, mature planting, and gated side access. A gate to the rear leads to two private parking spaces and a garage, as well as a further lawned area with a brick-built shed—ideal for additional garden space, play area, or further development (STPP).

This is a fantastic opportunity to acquire a much-loved home in a desirable location—early viewing is strongly advised.

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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