



## 2 Nevern Walk, Cwmbran, NP44 8RX

### Asking price £240,000



Located in the area of Llanyravon, Cwmbran, this delightful end-terrace house on Nevern Walk offers a perfect blend of comfort and convenience. With three reception rooms, this property provides ample space for both relaxation and entertaining. The well proportioned living areas are filled with natural light, creating a warm and inviting atmosphere for family gatherings or quiet evenings at home.

Situated in a friendly neighbourhood, this property benefits from its proximity to local amenities, schools, and parks, making it a wonderful place to call home. The surrounding area offers a peaceful environment while still being conveniently close to the vibrant town centre of Cwmbran, where you can find a variety of shops, restaurants, and leisure facilities.

This end-terrace house on Nevern Walk presents an excellent opportunity for those looking to settle in a welcoming community. With its generous living space and prime location, it is sure to appeal to a wide range of buyers. Do not miss the chance to make this lovely property your own.





MAIN DESCRIPTION

This well presented and extended three bedroom end terrace property is situated in a highly sought after residential area, ideally located close to well regarded local schools, excellent road links, and a range of amenities, making it the perfect choice for families and professionals alike.

Upon entry, you are welcomed by a bright entrance hall with stairs rising to the first floor and access to a convenient cloakroom with a window to the front elevation. The spacious lounge features a charming box bay window, allowing plenty of natural light to flood in, creating a warm and inviting atmosphere.

The heart of the home lies in the fitted kitchen, offering a range of base and wall units, a gas hob, electric oven, and space for a dishwasher. The kitchen flows seamlessly into a generous dining/family area, perfect for entertaining or relaxing with the family, with French doors opening onto the rear garden and additional doors leading into the conservatory.

The conservatory benefits from underfloor heating, providing year-round use, and also boasts double doors that open directly to the enclosed rear garden, creating a wonderful indoor-outdoor living experience.

Upstairs, the property offers three well-proportioned bedrooms, with bedroom one benefiting from fitted wardrobes. The stylish shower room features a modern shower cubicle with a rainfall shower, vanity wash hand basin incorporating WC, and a

window to the rear. The enclosed rear garden is ideal for entertaining or relaxing, with a paved patio area, composite decking, side access, and a useful brick-built shed. The front garden is also enclosed and low-maintenance, finished in attractive paving.

This superb home must be viewed to fully appreciate the spacious accommodation and quality of finish on offer. Perfect for those seeking a ready-to-move-in property in a desirable location.

Early viewing is highly recommended. NO CHAIN.

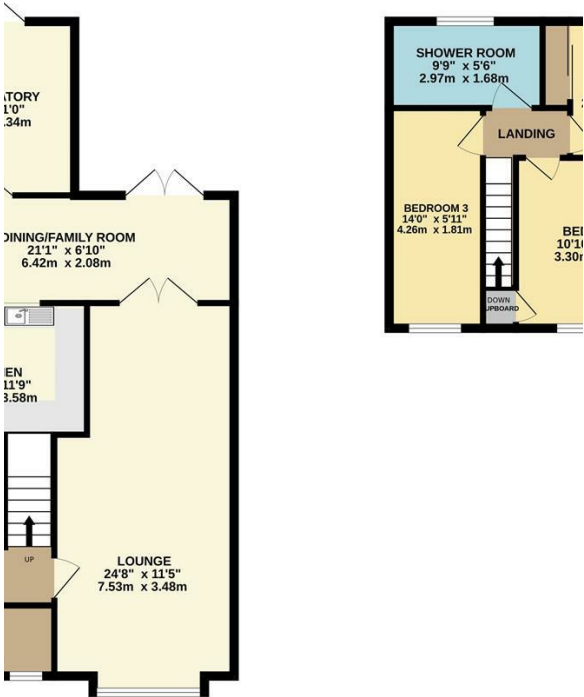
TENURE: LEASEHOLD - 999 years, ground rent £20 pa.

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.



GROUND FLOOR 7 sq.ft. (71.6 sq.m.) approx. 1ST FLOOR 366 sq.ft. (34.0 sq.m.) approx.



TOTAL FLOOR AREA: 1137 sq.ft. (105.6 sq.m.) approx. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The architect, systems and appliances shown have not been tested and no guarantee is made to their operability or efficiency can be given. Made with Hectagon ©2025

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		77	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E	66		(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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