



70 Heol Y Groes, Cwmbran, NP44 7LT

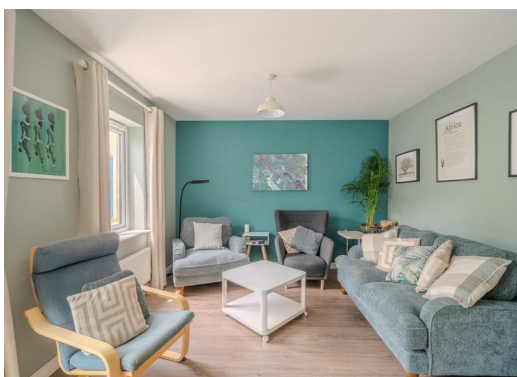
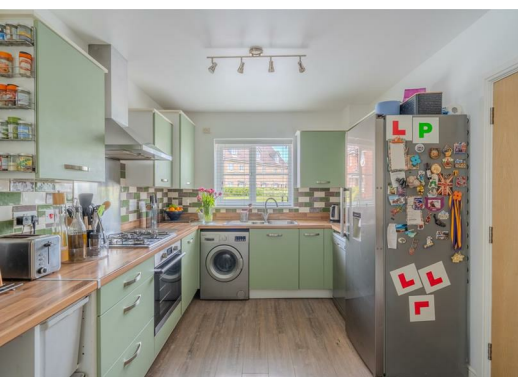
Asking price £290,000



This delightful townhouse presents an excellent opportunity for families and professionals alike. With a generous layout, the property boasts two spacious reception rooms, perfect for entertaining guests or enjoying quiet family evenings.

The home features four well proportioned bedrooms, providing ample space for relaxation and privacy. The two bathrooms ensure convenience for all occupants, making morning routines a breeze.

One of the standout features of this property is the parking provision, accommodating up to four vehicles, which is a rare find in townhouses. This added convenience is sure to appeal to



MAIN DESCRIPTION

Situated in a highly desirable residential area, this well presented four bedroom semi detached property spans three storeys and offers generous living space, making it an ideal family home. Conveniently located close to schools, local amenities, bus routes, and major road links, this home is perfect for commuters and growing families alike.

The property features a welcoming entrance hall with under-stairs storage, an additional storage cupboard, and stairs leading to the first floor. A convenient ground floor cloakroom/WC is also located off the hallway. The fitted kitchen/diner is well equipped with a range of base and wall mounted units, work surfaces, a breakfast bar, a gas hob with electric oven, and plumbing for both a washing machine and dishwasher. There is ample space for a fridge/freezer, with dual-aspect windows to the front and side providing plenty of natural light. To the rear, the spacious lounge offers a comfortable living area, with a window overlooking the garden and French doors opening into a bright conservatory, which in turn opens out onto the side patio—ideal for relaxing or entertaining.

Upstairs, the first floor hosts three bedrooms, two of which are well-proportioned doubles. The family bathroom features a panelled bath, pedestal wash hand basin, low-level WC, and a window to the front elevation. The second floor is dedicated to a generous master bedroom, benefitting from windows to both the front and rear, a built-in cupboard, and a private en suite

shower room comprising a shower cubicle, pedestal wash hand basin, low-level WC, and a rear-facing window.

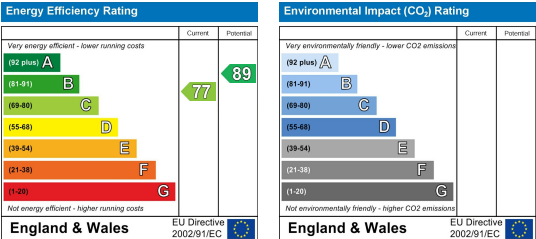
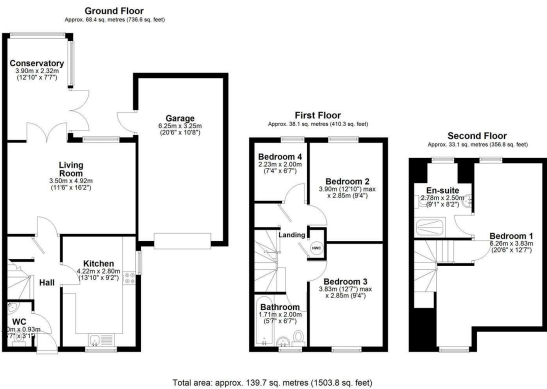
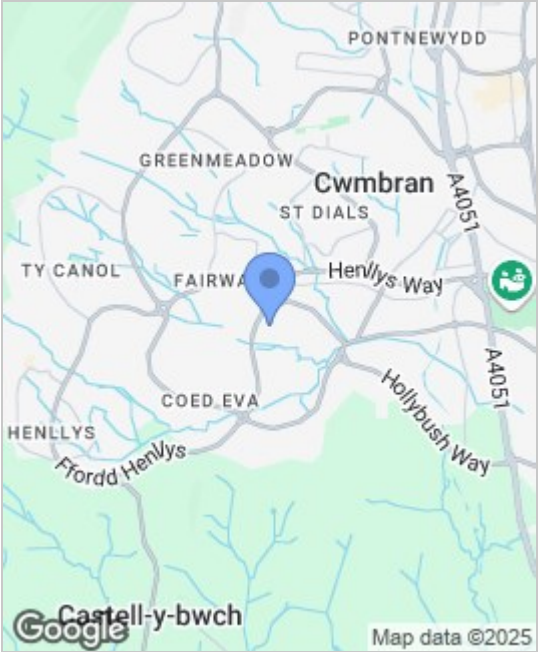
Outside, the property boasts an enclosed, low-maintenance rear garden with a combination of patio, decorative stone areas, and mature planting. The patio extends to the side of the property with gated access to the front. To the front, the property benefits from off road parking for up to three vehicles—a fantastic bonus in this area—as well as a garage offering further storage or parking options.

Viewing is highly recommended to appreciate the space and convenience this family home has to offer.

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.