



32 Glanrhyd, Cwmbran, NP44 6TY

Guide price £340,000

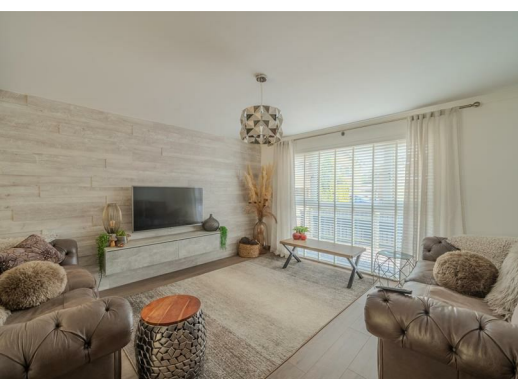


GUIDE PRICE £340,000-£350,000 This well presented detached house offers a delightful living experience for families and individuals alike. With three spacious bedrooms, this property provides ample room for relaxation and personal space. The inviting reception room serves as a perfect gathering spot for family and friends, creating a warm and welcoming atmosphere.

The property is designed to cater to modern living, with a layout that maximises both comfort and functionality.

Outside, you will find parking available, adding to the practicality of this lovely home. The surrounding area boasts a friendly community and is conveniently located near local amenities, making it an ideal choice for those seeking a balance of tranquillity and accessibility.

This delightful home in Glanrhyd is perfect for anyone looking to settle in a peaceful yet vibrant neighbourhood. Don't miss the opportunity to make this charming property your own.



MAIN DESCRIPTION

A beautifully presented detached family home, ideally located in a sought after area close to excellent schools, local shops, and a range of amenities. Convenient for bus routes and boasting great road links, this property offers both comfort and convenience.

Internally, the home has been tastefully updated and is well maintained throughout. The welcoming entrance hall features stairs to the first floor and useful under-stairs storage. The spacious and light filled lounge/diner benefits from a large front facing window and patio doors opening onto the rear garden, creating an ideal space for relaxing or entertaining.

The fitted kitchen/breakfast room offers a range of base units with work surfaces over, space for a range style cooker, and under counter fridge, along with a breakfast bar for casual dining. An outer hall provides access to a versatile study and a practical utility area with plumbing for a washing machine, space for a fridge/freezer and tumble dryer, a wall-mounted boiler, and doors to both the front and side of the property.

Upstairs, there are three well proportioned bedrooms and a stylish modern shower room comprising a vanity wash hand basin, low-level WC, and a double shower cubicle with a rainfall shower head and window.

Externally, the enclosed rear garden is designed for low maintenance, featuring porcelain tiles, steps leading to a

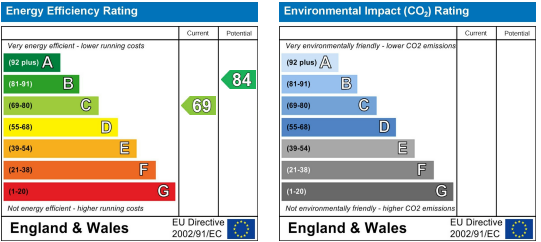
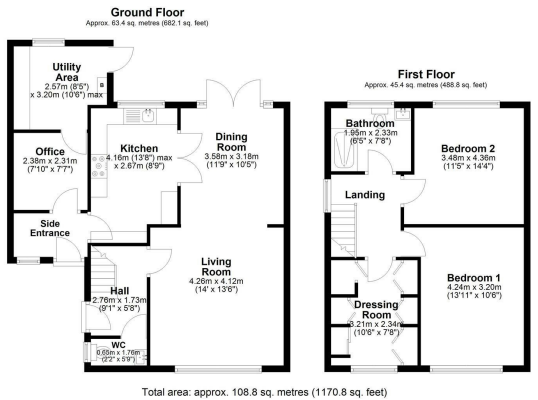
large lawn, and a further patio area—perfect for outdoor living. To the front, a driveway provides off road parking.

This is a fantastic opportunity to acquire a move-in-ready family home in a desirable location—early viewing is highly recommended.

TENURE: LEASEHOLD - £15 PER 6 MONTHS - 946 YEARS REMAINING

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.