



45 Maes Y Nico, Cwmbran, NP44 1FL

Guide price £290,000



Situated in the desirable area of Maes Y Nico, Pontrhydyrn, Cwmbran, this stunning terraced house, built in 2023, offers a modern and spacious living experience across three well-designed floors. With a generous 1,238 square feet of living space, this property is perfect for families or professionals seeking a comfortable home. This exceptional home combines modern living with practicality, making it a must-see for anyone looking to settle in this vibrant community....



MAIN DESCRIPTION

*** GUIDE PRICE £290,000 - £300,000**

Situated in a quiet residential area of Pontrhydyrun, just outside Cwmbran, this well-presented family home enjoys a highly convenient location. The property is ideally placed for local schooling, with the well-regarded Ysgol Panteg and an on-site nursery both within walking distance. Cwmbran town centre is easily accessible, offering a range of amenities alongside excellent transport links, including rail services from Cwmbran station to Newport, Cardiff, and beyond, as well as straightforward access to the M4.

The accommodation is arranged over three floors and is entered on the ground floor via a welcoming entrance foyer, which leads directly into the open-plan kitchen. The kitchen is well appointed, offering ample storage and a range of integrated appliances, including a four-ring induction hob, oven, fridge freezer, washing machine, and dishwasher. From here, the layout flows into a pleasant dining area, a convenient guest cloakroom, and the spacious rear living room. The living room is filled with natural light and benefits from double doors that open out to the garden, creating a bright and inviting space.

The first floor comprises two generously sized double bedrooms, with the larger room currently being used as an additional living space. This level also accommodates the family bathroom, providing practical and flexible living arrangements suitable for a growing family or those working from home.

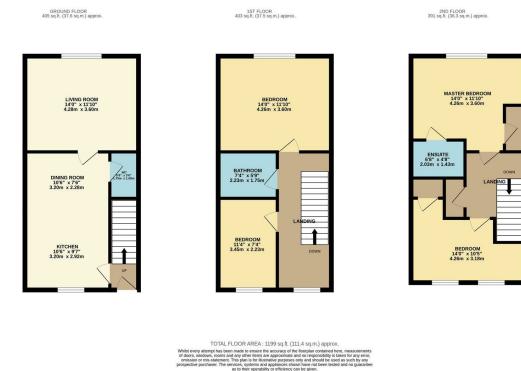
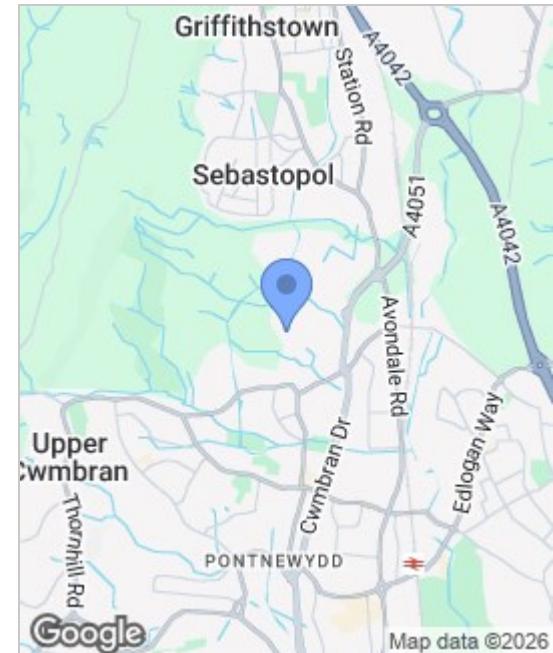
The top floor hosts the remaining two double bedrooms, both of which benefit from fitted wardrobes to maximise storage. The principal bedroom enjoys the added advantage of a private en-suite shower room, complete with a mixer shower and rainfall feature. An airing cupboard is also located on the top-floor landing, adding further practicality.

Externally, the property features a large, enclosed rear garden with a spacious patio area directly from the house and a lawn beyond. The patio provides an excellent setting for entertaining and outdoor dining, while the lawn offers ample space for family activities and relaxation. The garden also provides access to a useful storage shed and a gated entrance leading to the tandem driveway at the side of the property, which offers parking for two to three vehicles.

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.



TOTAL FLOOR AREA - 1239 sq ft (115.4 sq m) approx.
Whilst every effort has been made to ensure the accuracy of the floorplan, measurements are approximate and should be used as a guide only. Prospective buyers must satisfy themselves as to the actual dimensions of the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC		86	95
England & Wales			

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

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.

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