



37 Neerings, Cwmbran, NP44 6UG

Asking price £187,500



Nestled in the area of Neerings, Coed Eva, Cwmbran, this semi-detached house presents an excellent opportunity for families and individuals alike. With three well proportioned bedrooms, this property offers ample space for comfortable living.

This semi-detached house in Neerings is not just a property; it is a place where memories can be made. With its appealing features and prime location, it is sure to attract interest from prospective buyers and renters alike. Do not miss the chance to make this lovely house your new home.



MAIN DESCRIPTION

This well presented semi detached property is ideally located close to schools, local amenities, bus routes, and offers excellent commuting options, making it perfect for families and professionals alike.

The entrance hall welcomes you into the home with stairs leading to the first floor. The ground floor features a useful utility/ WC with plumbing for a washing machine, low-level WC, and a wash hand basin. The spacious lounge is light and airy, with doors leading to the rear garden and a window to the front, creating a bright and inviting space.

The fitted kitchen/dining room offers ample base and wall units, space for a fridge/freezer, and an electric hob and oven. With a window and doors leading to the rear garden, this space flows seamlessly into the outdoor area, making it perfect for family dining and entertaining.

Upstairs, you'll find three well sized bedrooms and a family bathroom, comprising a panelled bath with an electric shower over, a vanity wash hand basin, and a low-level WC.

Externally, the rear garden is designed for low maintenance, featuring paving, artificial lawn, a shed, and a gate providing access to the rear.

This property must be viewed to be fully appreciated. It offers comfortable living in a highly convenient location with excellent transport links.

TENURE: FREEHOLD

COUNCIL TAX BAND: B

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.

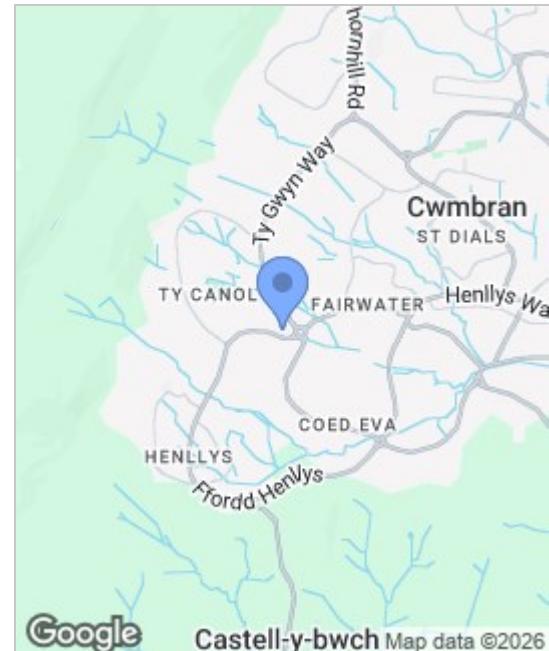


Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2013 (ID47896).

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A	76	
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Nor energy efficient - higher running costs		58	
EU Directive 2002/91/EC			
England & Wales			
Very environmentally friendly - lower CO ₂ emissions (92 plus)		Not environmentally friendly - higher CO ₂ emissions (1-20)	
A		G	
(81-91)		F	
(69-80)		E	
(55-68)		D	
(39-54)		C	
(21-38)		B	
(1-20)		A	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		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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