



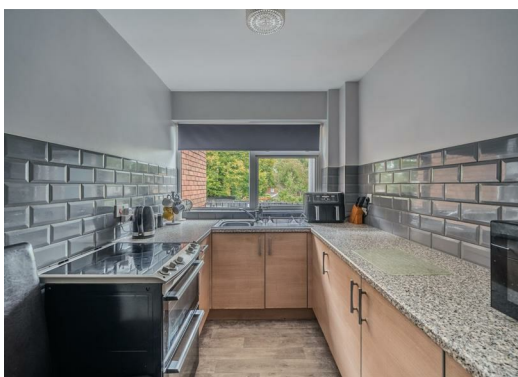
22 Orchard Place, Cwmbran, NP44 3NA

Guide price £180,000



GUIDE PRICE £180,000-£190,000 Nestled in the charming area of Orchard Place, Cwmbran, this mid-terrace house offers a perfect blend of comfort and convenience. With three well proportioned bedrooms, this property is ideal for families or those seeking extra space. The two inviting reception rooms provide ample opportunity for relaxation and entertaining, making it easy to host friends and family.

The layout of the home is thoughtfully designed with a split-level configuration, adding a unique character to the living space. The bathroom is conveniently located, ensuring ease of access for all residents. Additionally, the property boasts parking for one vehicle, a valuable feature in this bustling area.



MAIN DESCRIPTION

We are delighted to bring to market this spacious and well presented terraced property, offering versatile accommodation (subject to planning) in the highly desirable area of Old Cwmbran. Ideally located close to local schools, shops, and amenities, the property also benefits from excellent bus routes and road links, making it perfect for families and commuters alike.

The accommodation comprises an entrance hall leading to a convenient ground floor WC. To the front, there is a dining room with a large window allowing for plenty of natural light, while to the rear, a spacious lounge features a window overlooking the back and access to a balcony—perfect for enjoying outdoor space. The fitted kitchen offers a range of base units, space for appliances, and a window to the rear.

Stairs lead down to the lower ground floor, where you'll find a useful utility room and internal access to the garage, offering additional storage or potential for further development (subject to the necessary consents).

Upstairs, the first floor hosts three well proportioned bedrooms and a modern family bathroom, comprising a panelled bath with shower over, a vanity wash hand basin incorporating WC, and a front-facing window.

Externally, the property features a lawned front garden with a path to the entrance, while the rear offers a low-maintenance courtyard space.

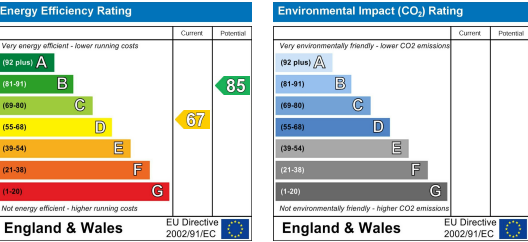
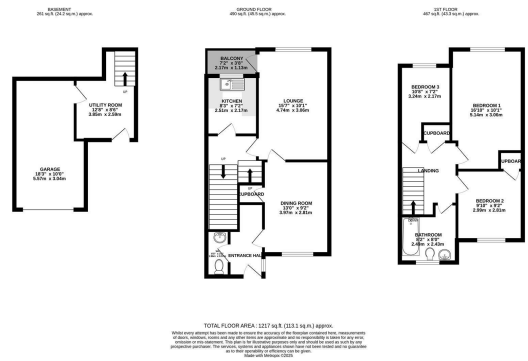
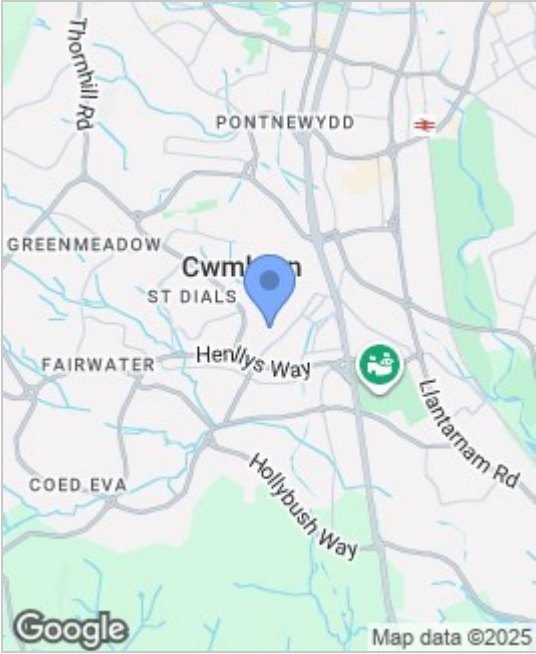
This property must be viewed to

be fully appreciated—offering excellent space, flexibility, and a fantastic location in one of Old Cwmbran's most sought-after areas.

TENURE: FREEHOLD

COUNCIL TAX BAND: B

NB: One2One Estate Agents have been advised by the seller of the details pertaining this property. It is the buyer's responsibility to determine council tax band and tenure along with any exceptions, reservations, charges, restrictive covenants, and any other matters that affect the land. In this regard, all buyers are encouraged 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.