

3 Beaumaris Drive Llanyravon Cwmbran



STUNNING EXTENDED FAMILY HOME IN LLANYRAVON

- BEAUTIFULLY PRESENTED EXTENDED FAMILY HOME
- THREE BEDROOMS
- SHOWER ROOM WITH ADDITIONAL WC
- IMPRESSIVE OPEN PLAN KITCHEN/LIVING AREA EXTENDING TO DINING ROOM
- SEPARATE FRONT LOUNGE
- WIDE ENTRANCE HALLWAY
- PARKING TO THE FRONT
- LOW MAINTENANCE REAR GARDEN
- WALKING DISTANCE TO EXCELLENT AMENITIES
- MAJOR ROAD CONNECTIONS CLOSE BY

£265,000

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These particulars do not constitute an offer or contract of sale. Whilst every care is taken in the preparation of these particulars, their accuracy cannot be guaranteed and prospective purchasers should satisfy by inspection or otherwise as to the correctness of any statements or information contained therein.

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Beumaris Drive, Llanyravon, NP44 8SJ

Introduction

A fantastic opportunity to purchase this truly beautifully presented and much improved family home situated within the highly sought-after Llanyravon area, just minutes from excellent amenities and major road connections. Within walking distance we have local shops, reputable primary and secondary schools, bus stops and the famous Cwmbran Boating Lake as well as the A4042 being just around the corner allowing easy access to neighbouring districts and cities.

The property has been modernised and updated to an excellent standard throughout. As we enter the property we are welcomed into the hallway which leads off to the front lounge (which can also be used as an additional bedroom), a high quality kitchen which extends to a large, full-width living area and dining room. Doors lead out to the rear garden which is of good size and laid to artificial lawn and elevated decking area with store shed. Upstairs, the landing leads to three good sized bedrooms, a WC and adjoining shower room.

We recommend a viewing to appreciate what this stunning home has to offer, further information can be found below;

Tenure

Freehold

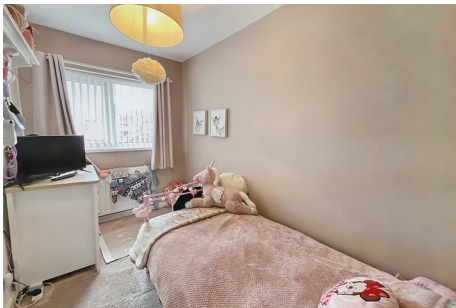
Council tax

Band C


Viewing

By prior appointment with vendors agents Nuttall Parker. Tel: 01633 212666.


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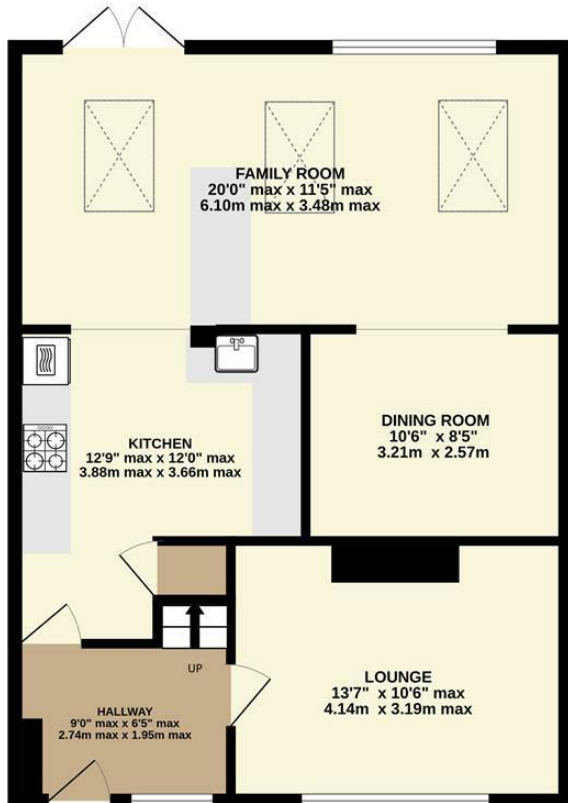
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	68	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) 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		
England & Wales	EU Directive 2002/91/EC	

GROUND FLOOR



1ST FLOOR

