



CWMBRAN

Guide Price **£335,000**



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23 JAMES PROSSER WAY

Cwmbran, Torfaen NP44 3FL



Close to local schools, shops and restaurants
Short distance to M4 corridor
Beautifully decorated by current owners

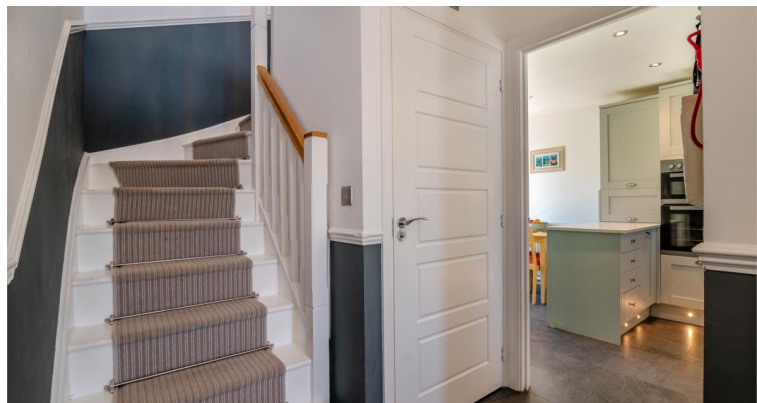
Located in the increasingly popular and family-friendly area of Llantarnam, Cwmbran, James Prosser Way is a beautifully presented three-bedroom detached home that's perfect for growing families or those looking to upsize. Thoughtfully decorated by its current owners, the property offers a stylish and welcoming interior with a great balance of comfort and functionality.

The ground floor features a bright and spacious lounge, a contemporary kitchen/diner ideal for family meals and entertaining, and the added convenience of a downstairs WC. Upstairs, you'll find three well-proportioned bedrooms, including a generous principal bedroom complete with ensuite, and a modern family bathroom.

Outside, the property benefits from an enclosed rear garden, a garage, and driveway parking. Its location is hard to beat, just a stone's throw from local schools, shops, and restaurants, with the M4 corridor, Cwmbran town centre, and the picturesque Cwmbran Boating Lake all within easy reach.



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KEY FEATURES

- No onward chain
- Detached
- Ideal family home
- Principal ensuite
- Open plan kitchen diner
- Downstairs WC



STEP INSIDE



As you step inside James Prosser Way, you're welcomed into a bright and inviting hallway that sets the tone for the rest of this beautifully presented home.

To your left, you'll find the spacious family lounge, a comfortable and stylish space perfect for relaxing or entertaining.

To the right, there's a convenient downstairs cloakroom, ideal for guests, along with access to the heart of the home: the open-plan kitchen/diner.

The kitchen/diner is modern and well-equipped, offering ample space for family meals, homework sessions, or hosting friends, with patio doors leading out to the rear garden, adding to the home's sense of flow and functionality.



A modern family bathroom serves the remaining bedrooms, making this floor perfect for family living. The layout is both practical and family-friendly throughout.

STEP OUTSIDE



Outside, James Prosser Way continues to impress with its well-maintained and practical outdoor spaces. To the front, the property features a low-maintenance lawn complemented by neatly planted trees and shrubs, creating an attractive and welcoming kerb appeal.

To the rear, you'll find a private garden designed for both relaxation and ease of upkeep. A sun-trap patio area provides the perfect spot for outdoor dining, morning coffee, or entertaining family and friends, while the remainder of the garden is laid to lawn, ideal for children or pets to play. A rear gate offers convenient access to the driveway and garage, making day-to-day life that little bit easier. Whether you're enjoying a quiet evening or hosting a summer BBQ, this outdoor space offers comfort and versatility for all occasions.

INFORMATION

Postcode: NP44 3FL

Tenure: Freehold

Tax Band: E

Heating: Gas

Drainage: Mains

EPC: B





DIRECTIONS

Follow Newport Road north, take the second exit at the roundabout to stay on Newport Road, then turn left onto Llantarnam Road and left onto James Prosser Way. Your destination will be on the left-hand side, number 23.



Energy Efficiency Rating	
Current	Potential
	Very energy efficient - lower running costs
	A (92-100)
	B (81-91)
	C (69-80)
	D (55-68)
	E (39-54)
	F (21-38)
	G (1-20)
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

25 Bridge Street, Usk, NP15 1BQ
 01633 449884
 newport@archerandco.com
 www.archerandco.com



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