



CROESYCEILIOG

Offers over **£190,000**



48 BRYNHYFRYD

Croesyceiliog, Cwmbran, Torfaen NP44 2ET



Easy access to M4
Fully renovated by current owner
Close proximity to local schools, shops and pubs

Brynhyfyd is a beautifully renovated two-bedroom terraced home located in the sought-after area of Croesyceiliog, Cwmbran. Refurbished to a high standard by the current owner, the property offers modern, stylish living spaces perfect for first-time buyers or investors seeking a ready-to-let opportunity. The bright lounge, contemporary kitchen and updated bathroom create a fresh, welcoming feel throughout. Ideally situated, the home is within close proximity to well-regarded primary and secondary schools, making it a great choice for young families. It is also just a stone's throw from Cwmbran Town Centre and conveniently close to local shops, pubs and a range of other amenities, ensuring everyday convenience and excellent accessibility.



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KEY FEATURES

- Two double bedrooms
- Renovated kitchen and bathroom
- Utility room
- Generous lounge
- Newly landscaped front and garden
- Close proximity to local schools, shops and pubs



STEP INSIDE



Step inside Brynhyfryd through the main entrance and into a welcoming porch, complete with a charming stained-glass window.

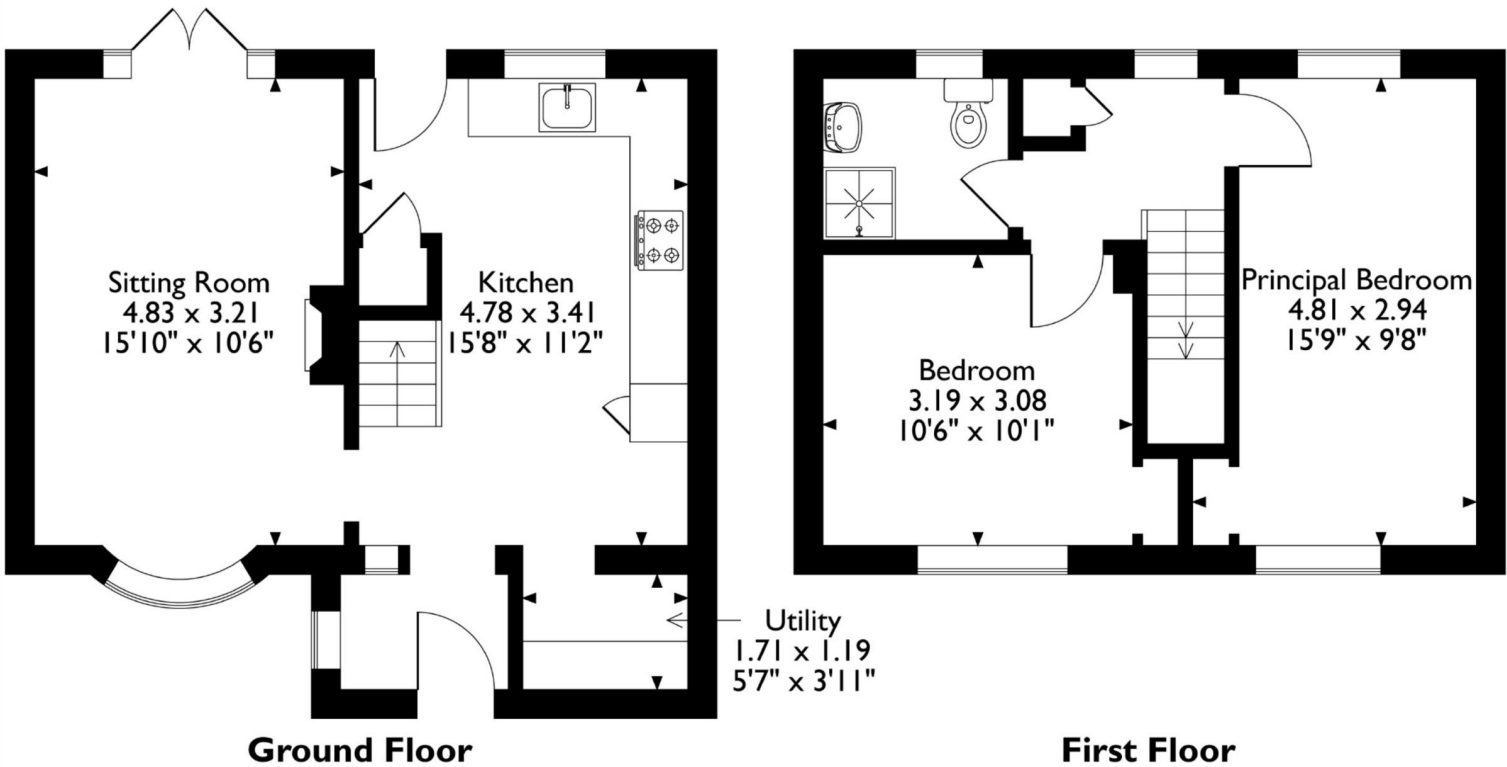
From here, you enter the spacious kitchen/diner, which provides access to a practical utility room and a rear door leading out to the garden.

The ground floor also offers useful under-stairs storage, stairs to the first floor and entry into the cosy lounge.

The lounge features a log burner, bay-fronted window and French doors opening to the garden.

Approximate Gross Internal Area

71 Sq M/764 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Upstairs, you'll find two bedrooms and a modern bathroom, with bedroom two currently used as an office.

Fully renovated by the current owner, this home is an ideal first-time purchase.

STEP OUTSIDE



Step outside and you'll find a recently landscaped frontage, featuring a smart new patio area with attractive sleeper steps leading up to the entrance, complemented by a neatly laid lawn.

The rear garden has also been thoughtfully redesigned, offering a fresh patio space perfect for outdoor seating. Additional highlights include a newly re-turfed lawn, a charming flower bed and a useful storage shed that remains with the property.

Designed with low maintenance in mind, the garden provides an inviting space to relax and benefits from plenty of sunshine from late morning through to early afternoon.

AGENT'S NOTE:

This sale is in relation to a member of the Archer & Co staff.

INFORMATION

Postcode: NP44 2ET

Tenure: Freehold

Tax Band: C

Heating: Gas

Drainage: Mains

EPC: C





DIRECTIONS

What3words: ///large.laying.poem



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			90
(69-80) C		75	
(55-68) D			
(39-54) E			
(21-38) F			
(1-10) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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