



CWMBRAN

Offers over **£180,000**



140 HENLLYS WAY

Cwmbran, Torfaen NP44 4HB



Close to local shops and amenities
Stones throw away from Cwmbran Town Centre
Easy access to connecting roads leading to M4

A well-presented three-bedroom mid-terraced home situated on Henlllys Way, within the increasingly popular area of Cwmbran. This attractive property offers spacious and versatile accommodation, making it an ideal purchase for first-time buyers and families alike. The home features a welcoming living area, a practical and well-laid-out kitchen, and three well-proportioned bedrooms providing comfortable living space throughout.

The property is conveniently located within close proximity to local schools and shops, making it perfect for everyday living. Excellent transport links are nearby, including easy access to connecting roads leading to the M4. Cwmbran town centre is just a stone's throw away, offering a wide range of retail outlets, leisure facilities, and amenities. This home combines comfort, convenience, and a highly desirable location.



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KEY FEATURES

- Three bedroom
- Kitchen utility
- Generous family lounge with log burner
- Landscaped rear garden
- Close to local shops and amenities
- Stones throw away from Cwmbran Town



STEP INSIDE

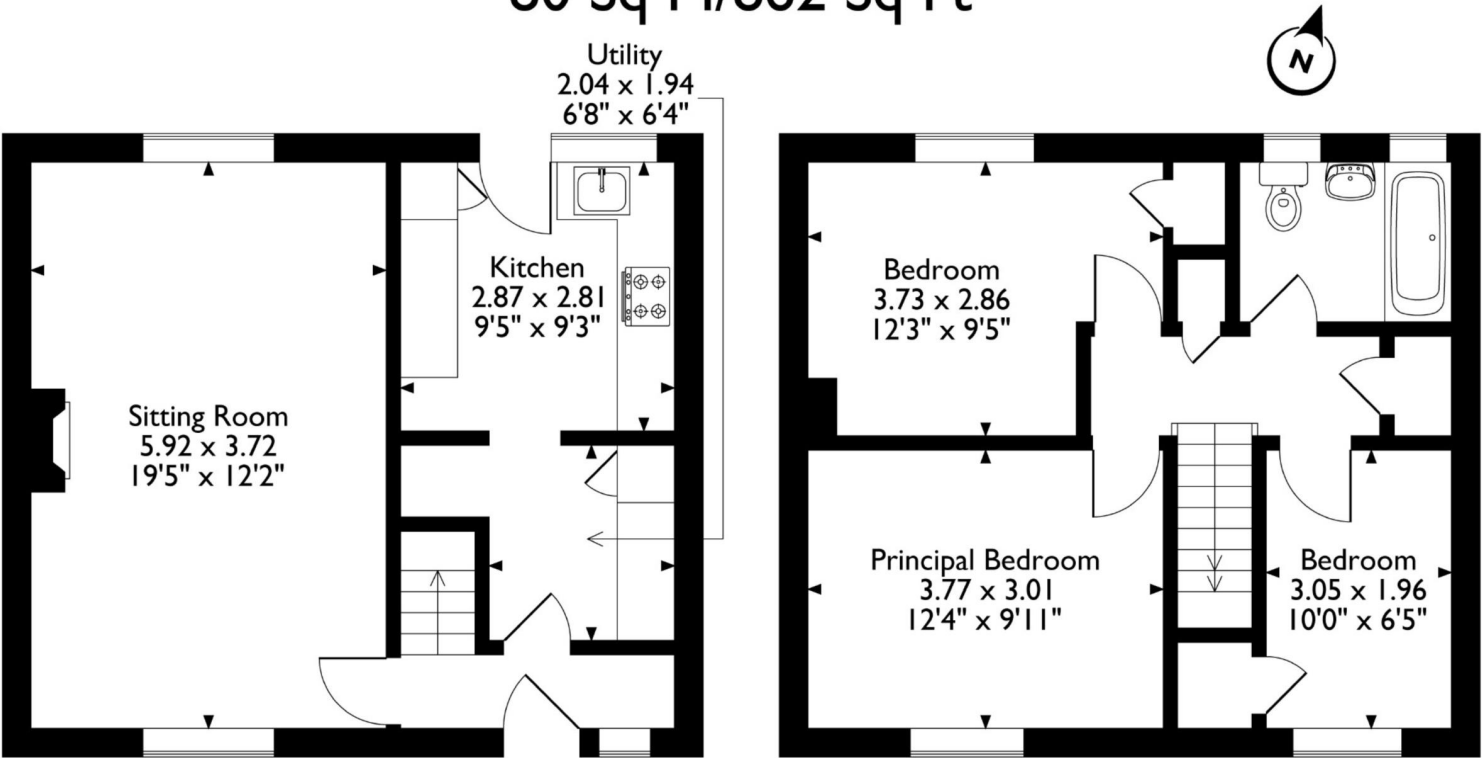


Step inside this welcoming home on Henllys Way to find a practical and well-designed layout ideal for modern living.

Upon entering, you are greeted with direct access into a useful utility area, which flows seamlessly into the kitchen.

The kitchen is well equipped and offers space for a freezer and a wine cooler, providing both convenience and functionality.

Approximate Gross Internal Area
80 Sq M/862 Sq Ft



Ground Floor

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.

First Floor

To the left of the entrance is a generously sized, dual-aspect living room, flooded with natural light and offering ample space for relaxing and entertaining.

Upstairs, the property offers three well-proportioned bedrooms along with a neatly presented family bathroom.

STEP OUTSIDE



Step outside to find well-maintained outdoor spaces that complement the home.

To the front, the property is set back with an area laid to lawn, creating an attractive approach.

To the rear, the garden provides a pleasant and private space ideal for both relaxation and entertaining. It features a patio area perfect for outdoor seating, a lawned section for family use, and a decking area ideal for hosting guests or summer dining.

This versatile outdoor space offers something for everyone and enhances the overall appeal of the property.

INFORMATION

Postcode: NP44 4HB
Tenure: Freehold
Tax Band: B
Heating: Gas
Drainage: Mains
EPC: D






DIRECTIONS

What3words: [///overnight.coffee.rising](#)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			81
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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