



## Blaen Bran Close, Cwmbran

**£220,000**

- Offered with no onward chain
- Highly sought after area within walking distance of the town centre
- Great access to local amenities and railway station
- Long drive at side of the house providing off road parking
- Sunny rear garden overlooking playing field
- En suite to master bedroom
- Council Tax - D



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## About the property

This semi-detached property for sale features three well-proportioned bedrooms including a master with ensuite, ample parking, a beautiful garden, and is situated in a quiet cul de sac with nearby schools and amenities, making it an ideal choice for families or couples.







## Accommodation

### Entrance Hall

Entered through a UPVc double glazed front door. Vinyl flooring. GCH radiator.

### Cloakroom

W.C. and Pedestal was hand basin. GCH radiator.

### Lounge/dining Room

13' 9" x 15' 10" max ( 4.19m x 4.83m max )  
New flooring, dual UPVc double glazed windows to side and rear. UPVc patio doors to rear. GCH radiators. Storage cupboard.

### Kitchen

10' x 8' 10" ( 3.05m x 2.69m )  
Fitted with a range of Wall & Base units with contrasting work surfaces. Integrated appliances. UPVc double glazed window. GCH radiator.  
New flooring.

### Landing

Carpet flooring. Loft hatch with ladder. Storage cupboard

### Bedroom 1

10' 11" x 9' 4" ( 3.33m x 2.84m )  
UPVc double glazed window to the front. Laminate flooring.  
Built in wardrobe. GCH radiator.

### Ensuite

Heated towel rail. Shower cubicle. W.C. Wash handbasin.  
UPVc double glazed window to side.

### Bedroom 2

9' 6" x 8' 3" ( 2.90m x 2.51m )  
Laminate flooring. GCH radiator. UPVc double glazing to the rear.

### Bedroom 3

6' 6" x 7' 3" ( 1.98m x 2.21m )  
Carpet flooring. GCH radiator. UPVc double glazing to the rear.

### Family Bathroom

Fitted with a matching three piece bathroom suite comprising of Bath, Wash hand basin, W.C. Vinyl flooring. Part tiled walls.  
Obscured double glazed window to front.

### Front Garden

Steps leading to front door. Driveway fitting up to three cars.

### Rear Garden

Decked area. Lawned area. Side gate. Great for summer BBQ's.

## Floorplan



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