



## 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.



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## 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.

01633 484855

cwmbran@peteralan.co.uk



## Floorplan



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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