



3 Beaumaris Houses, Cwmbran, NP44 8HX

Asking price £70,000



Nestled in the charming area of Llanyravon, Cwmbran, this studio flat presents an excellent opportunity for first-time buyers or those seeking a low-maintenance living space. The property boasts a well-proportioned reception room/bedroom.

With no chain involved, this property is ready for immediate occupancy, allowing you to settle in without delay. Llanyravon is known for its friendly community atmosphere and convenient access to local shops, parks, and transport links, making it an ideal location for both work and leisure. This studio flat is not just a home; it is a gateway to a vibrant lifestyle in a picturesque setting.

Whether you are looking to invest or find a comfortable place to call home, this property is a must-see. Do not miss the chance to view this charming studio flat in Llanyravon, where comfort and convenience await.



MAIN DESCRIPTION

Situated in the popular residential area of Llanyravon, this well-positioned studio apartment offers an excellent opportunity for first-time buyers, investors, or those looking to downsize. Conveniently located within easy reach of local schools, shops, and everyday amenities, the property also benefits from excellent road and public transport links, while the popular boating lake and its scenic walks are just a short stroll away.

Accessed via a secure communal entrance, the accommodation briefly comprises an entrance hall with a useful storage cupboard, leading into the bright and versatile lounge/bedroom with a window providing plenty of natural light. The fitted kitchen offers a range of base and wall units, a wall-mounted gas boiler, gas hob, electric oven, plumbing for a washing machine, and space for a fridge/freezer.

The bathroom is fitted with a panelled bath, vanity wash hand basin, and low-level WC.

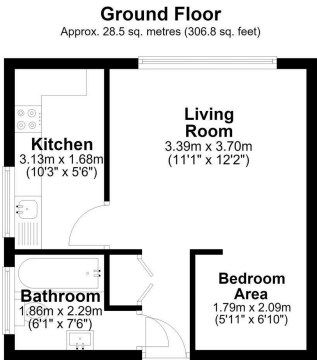
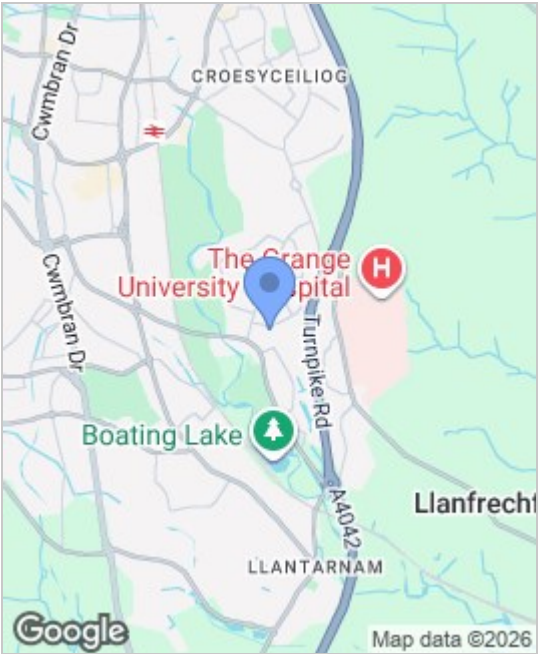
Externally, residents can enjoy the communal gardens, providing pleasant outdoor space to relax.

Offered to the market with no onward chain, this property represents an excellent investment opportunity with strong rental potential, while also making an ideal first home in a convenient and well-connected location.

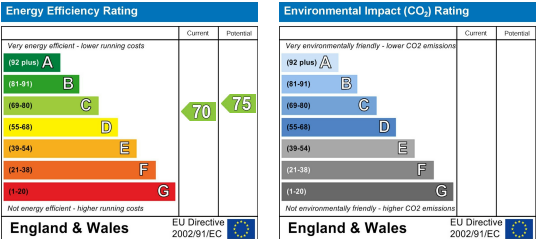
TENURE: LEASEHOLD - £10 pa Ground Rent and approx £50 pcm maintenance

COUNCIL TAX BAND: A

NB: One2One Estate Agents have been advised by the seller the details pertaining to this property. It is the buyer's responsibility to determine council tax band and tenure. We would encourage any interested parties to seek legal representation and obtain professional advice prior to purchase.



Total area: approx. 28.5 sq. metres (306.8 sq. feet)



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.