



14 Wordsworth Close, Cwmbran, NP44 4PH

Asking Price £170,000

This well-presented two-bedroom end-terraced property is perfect for first-time buyers or investors alike. The home offers a welcoming open-plan living and dining area, with a conservatory to the rear providing additional versatile living space. The modern fitted kitchen, useful utility area, and convenient ground floor WC complete the ground floor accommodation.

Upstairs, you'll find two spacious bedrooms and a contemporary family shower room. Outside, the property benefits from a large, enclosed rear garden – perfect for relaxing, entertaining, or spending time with family and friends.

Situated in a sought-after location close to Cwmbran Town Centre, excellent transport links, local amenities, and well-regarded schools, this property offers both comfort and convenience.

Early viewing is highly recommended – not to be missed!

Council Tax Band - B

EPC Rating - D



Lakeside House, Llantarnam Parkway, Cwmbran, NP44 3GA
Telephone: 01633 838 888 Email: cwmbran@sageandco.co.uk

Entrance

Part glazed front entrance door to;

Entrance Hall

Obscure double glazed window to side, radiator, stairs to first floor, door to;

Open Plan

Living Area

15'0" x 9'4" (4.58 x 2.87)

Feature fire place and surround, radiator, double glazed patio doors to conservatory

Dining Area

6'2" x 9'0" (1.90 x 2.75)

Double glazed window to front, under stair storage cupboard, door to kitchen

Conservatory

9'8" x 8'11" (2.96 x 2.73)

Double glazed window to side and rear aspects, double glazed French doors to side, radiator

Kitchen

8'10" x 9'11" (2.70 x 3.04)

Fitted with a range of base and eye level wall units, roll top work preparation surfaced over, inset composite one and a half bowl sink and drainer unit, ceramic tiled splash backs, plumbing for automatic washing machine, space for cooker and fridge freezer, double glazed window to rear, chrome radiator, part glazed door to side, door to;

Utility

4'11" x 5'2" (1.51 x 1.59)

Fitted with eye level wall units, ceramic tiled splash backs, roll top work preparation surfaces over, door to;

WC

3'6" x 5'1" (1.09 x 1.57)

Low level WC, pedestal wash hand basin, wall mounted combi boiler, obscure double glazed window to side, fully ceramic tiled walls

First Floor

Double glazed window to front, doors to;

Bedroom

17'8" x 8'10" (5.41 x 2.70)

Double glazed window to front and rear aspects, radiator, coving, access to loft space

Bedroom

12'6" x 9'10" (3.82 x 3.02)

Double glazed window to rear, radiator, built in cupboard with shelving, fitted wardrobe with sliding doors

Shower Room

5'5" x 5'2" (1.66 x 1.60)

Electric shower cubicle, low level WC, wash hand basin, radiator, obscure double glazed window to front, coving

Outside

Front - mainly laid to decorative stones with path to front entrance door

Rear - Enclosed rear garden laid to patio and grass

Tenure

We have been advised that this property is Freehold . To be verified

Agents note

We have been advised that this property is non standard construction

