



20 Ffordd Bevan, Cwmbran, NP44 1DG

Asking price £425,000



Nestled in the charming area of Ffordd Bevan, Cwmbran, this well-presented detached house offers an ideal family home. With four spacious bedrooms, there is ample room for everyone to enjoy their own space. The property boasts three inviting reception rooms, perfect for entertaining guests or enjoying quiet family evenings.

The two bathrooms provide convenience for busy mornings, ensuring that the household runs smoothly. Additionally, the property features parking for up to four vehicles, a valuable asset in today's busy world.

This delightful home is not only functional but also exudes a warm and welcoming atmosphere, making it a must-see for potential buyers. With its excellent location and generous living space, this property is sure to impress. We highly recommend scheduling a viewing to fully appreciate all that this home has to offer.



MAIN DESCRIPTION

Situated in a highly sought-after residential area with excellent road links and convenient bus routes, this well-presented and thoughtfully upgraded detached family home offers bright, spacious accommodation throughout and is ideal for modern family living.

The property is approached via a front driveway leading to the garage, with access to the welcoming entrance hall. The entrance hall features a staircase to the first floor and a useful storage cupboard.

To the front of the property, a spacious and light-filled lounge benefits from a bay window and an attractive media wall, creating a comfortable and stylish living space.

The heart of the home is the impressive modern kitchen and dining area. This contemporary space is fitted with an excellent range of base and wall units and includes an induction hob, double electric oven, wine fridge, integrated dishwasher, and integrated fridge/freezer. A breakfast bar provides additional seating and practicality, while windows and doors to the rear allow natural light to flood the room and offer direct access to the garden.

A separate utility room provides additional storage and plumbing for a washing machine, with a door leading to the side of the property. The ground floor also benefits from a convenient WC and a study with a window to the front, ideal for home working.

On the first floor, the

accommodation comprises four well-proportioned bedrooms, three of which benefit from fitted wardrobes. The principal bedroom features an en-suite shower room comprising a double shower cubicle, low level WC, and pedestal wash hand basin.

The family bathroom is fitted with a panelled bath with shower over, pedestal wash hand basin, and low level WC, and benefits from a window providing natural light and ventilation.

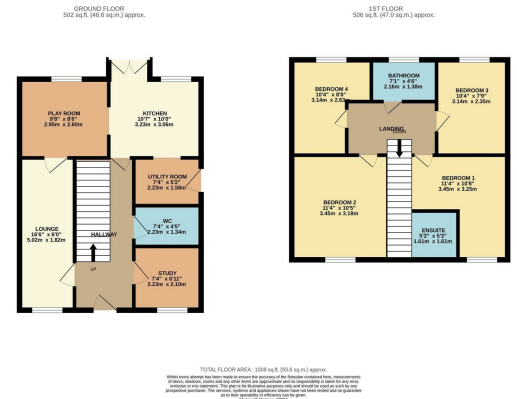
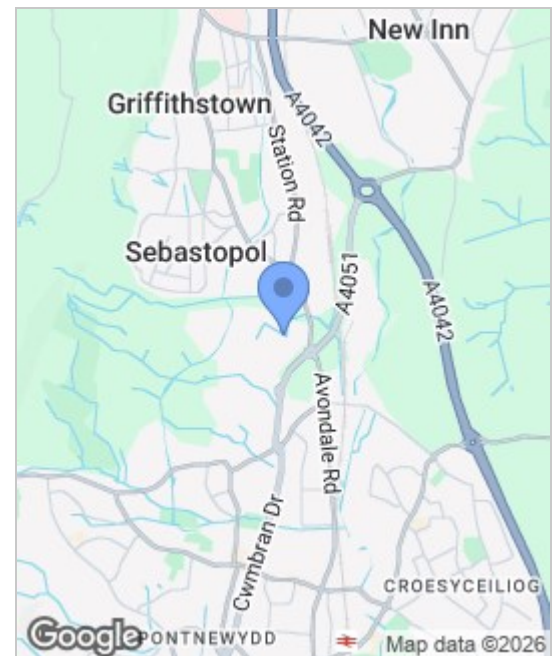
Externally, the rear garden is fully enclosed and ideal for families and entertaining, featuring a patio area and lawn, along with a gate providing side access. To the front, a driveway provides ample parking and leads to the attached garage.

This excellent family home offers modern living in a convenient and popular location and must be viewed to be fully appreciated.

TENURE: FREEHOLD

COUNCIL TAX BAND: F

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.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	94	England & Wales	EU Directive 2002/91/EC	85

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