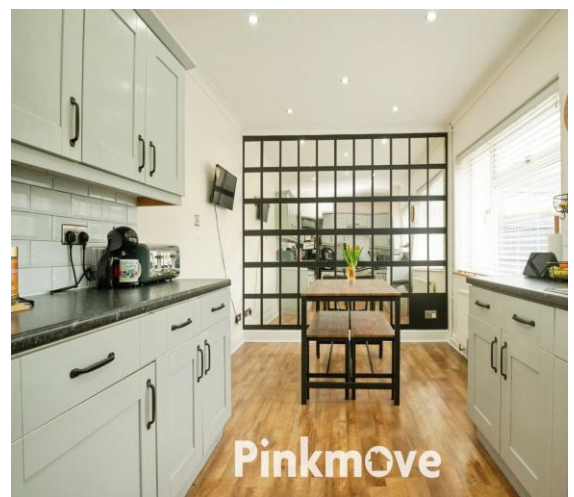




## Laurel Green

**Guide Price £220,000 - £225,000**

- Guide Price £220,000 to £225,000
- Two well-proportioned bedrooms
- Light and airy lounge plus kitchen/diner with utility room
- Corner plot with driveway, low-maintenance front and enclosed rear garden
- Garage
- EPC Rating: C



**Pinkmove**

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team@pinkmove.co.uk



## About the property

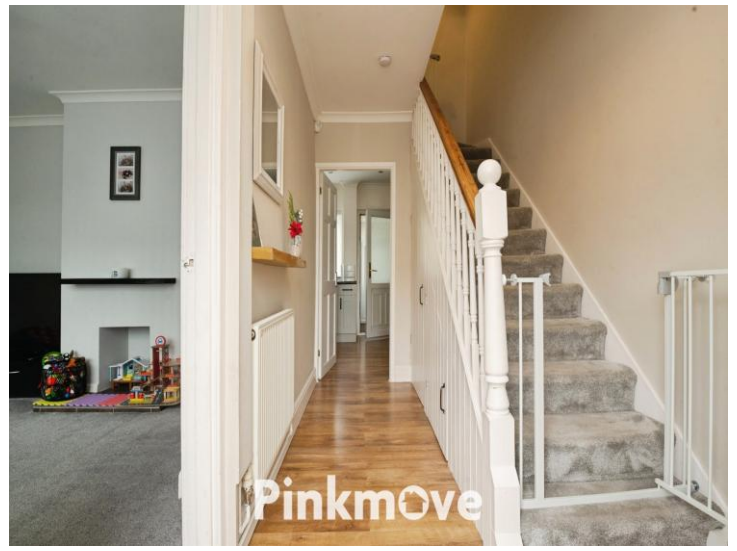
We are delighted to present this beautifully presented two-bedroom semi-detached home, ideally located in Upper Cwmbran, close to Cwmbran Town Centre and the popular Pontnewydd Village. The property is well positioned for a good selection of local schools, along with nearby parks and playing areas, making it an excellent choice for a variety of buyers.

The accommodation begins with a welcoming entrance hallway leading into a light and airy lounge, providing a comfortable space to relax. To the rear of the property is a spacious kitchen/diner, which further benefits from a useful utility room with internal access through to the garage.

To the first floor are two well-proportioned bedrooms along with a beautifully finished family bathroom, completing the internal accommodation.

Externally, the property occupies a corner plot, offering a driveway and low-maintenance garden to the front. The enclosed rear garden is thoughtfully designed and includes a patio area, artificial grass and a decked seating area to the side. There is also rear gate access leading directly to the garage.





## Accommodation

Lounge

Kitchen/Dining Room

Utility

Bedroom 1

Bedroom 2

Bathroom

## Floorplan



Total floor area 83.9 sq.m. (903 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.localagent.com](http://www.localagent.com)

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## Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

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