ONE2ONE
ESTATE AGENTS



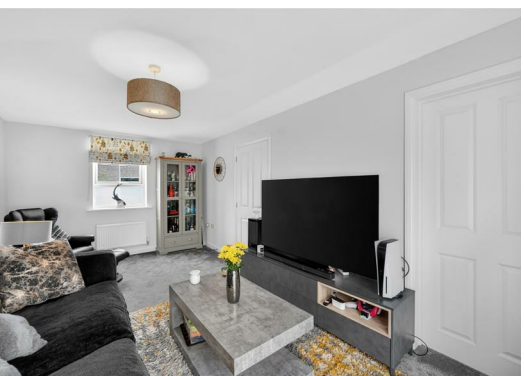
12 Wisteria Walk, Cwmbran, NP44 1FY
Guide price £310,000

3 2 1 B

*** Guide Price £310,000 - £320,000 *** Situated in the charming area of Wisteria Walk, Cwmbran, this semi-detached house offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space.

One of the standout features of this home is the ample parking available for up to three vehicles, a rare find in many urban settings. This added convenience makes it easy for residents and guests alike.

Situated in a peaceful neighbourhood, this property is well-connected to local amenities, schools, and transport links, making it an excellent choice for those looking to enjoy the best of both suburban and urban living. Whether you are a first-time buyer or seeking a family home, this semi-detached house on Wisteria Walk is a wonderful opportunity not to be missed.







MAIN DESCRIPTION

Situated on a sought-after modern development, this beautifully presented three-bedroom semi-detached family home enjoys a picturesque canal-side setting, perfect for scenic walks and outdoor leisure. Conveniently located close to a range of local amenities, excellent road links and a nearby train station, the property offers the ideal combination of modern living and accessibility.

The accommodation begins with a spacious entrance hall featuring a useful storage cupboard and staircase rising to the first floor. A ground floor cloakroom/WC provides added convenience for family living.

The heart of the home is the upgraded kitchen/dining room, fitted with a range of contemporary base and wall units and benefiting from a selection of integrated appliances including a fridge/freezer, dishwasher, washing machine/dryer, electric hob and oven. A window to the front enjoys attractive canal views, while French doors open directly onto the rear garden, creating an excellent space for both everyday living and entertaining.

The generous lounge is flooded with natural light and benefits from a window to the front aspect together with French doors leading to the rear garden.

To the first floor, there are three well-proportioned bedrooms, including a spacious principal bedroom with its own en-suite shower room. The family bathroom is fitted with a panelled bath with shower over, pedestal wash hand basin, low-level WC and a window providing natural light and ventilation.

Externally, the rear garden has been designed for ease of maintenance, featuring a paved patio area and lawn. Additional benefits include an outdoor water tap, external power supply and a rear access gate. Beyond the garden are three allocated parking spaces. To the front, there is a small enclosed garden area overlooking the canal.

This superb family home offers modern, spacious accommodation in a highly desirable location and must be viewed to be fully appreciated.

Early viewing is highly recommended.

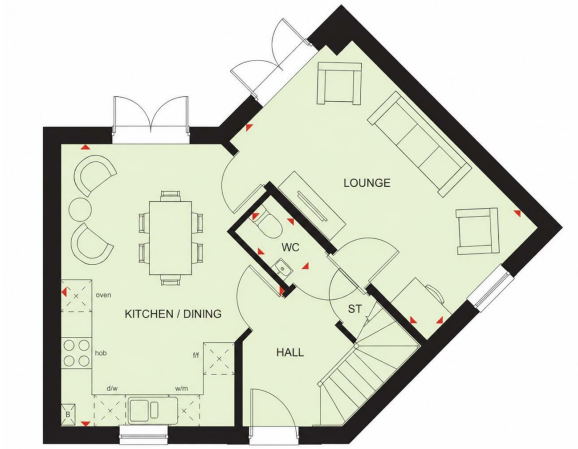
Kitchen/Diner 14'0 x 17'8
Lounge 17'8 x 9'11
WC 3'4 x 4'8
Bedroom 1 10'2 x 11'9
En Suite 5'4 x 7'0
Bedroom 2 11'2 x 10'4
Bedroom 3 11'7 x 7'0
Bathroom 8'3 x 6'5

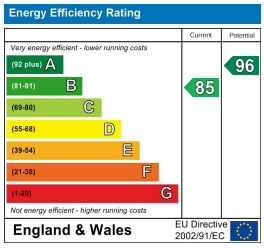
TENURE: FREEHOLD

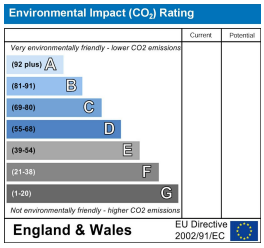
COUNCIL TAX BAND: D

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.









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 firms employment has the authority to make or give any representation or warranty in respect of the property.

5 - 7 New Street, Cwmbran, Torfaen, NP44 1EE
Tel: 01633 495 699
Email: enquiries@one2oneestateagents.co.uk