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Waun Road, Cwmbran

Guide Price £200,000 - £210,000

- Ideal first-time purchase
- Close to Cwmbran Shopping Centre
- Secure side entrance
- Large shed with power and lighting
- Modern fitted kitchen with integrated appliances
- Generous driveway providing off-road parking
- EPC Rating: C



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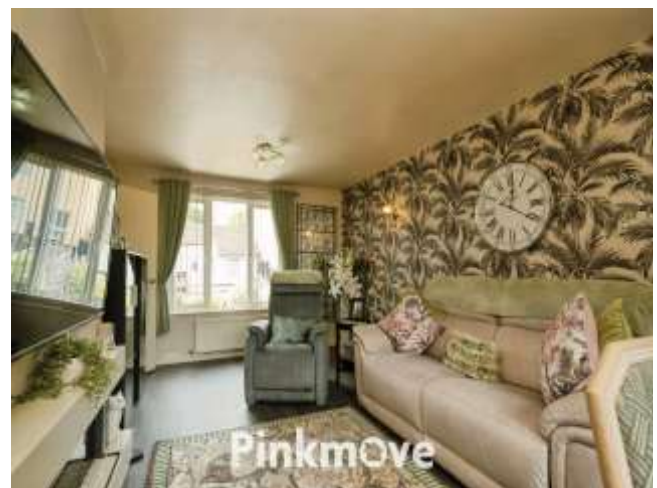


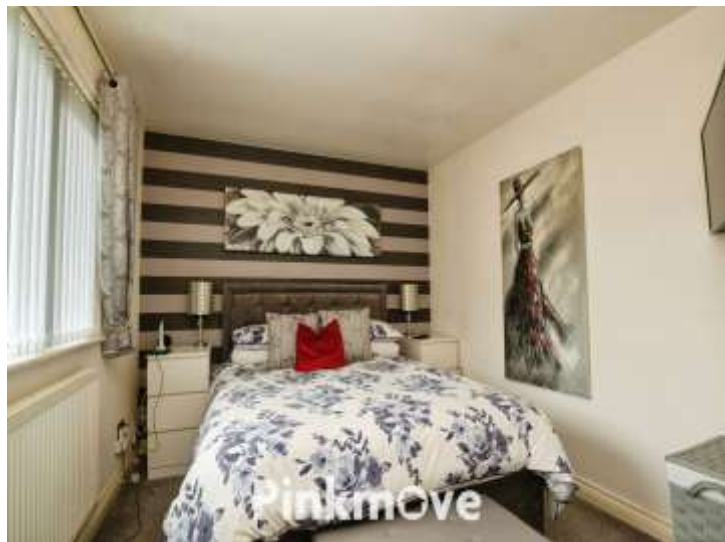
About the property

Located on the ever-popular Waun Road in Cwmbran, this immaculately presented two double bedroom home is ideal for first-time buyers, downsizers or investors, offering practical and versatile accommodation throughout. The property comprises a bright living room, modern fitted kitchen, two double bedrooms and a stylish family bathroom with shower, perfectly suited to modern and everyday living.

The property further benefits from a well-maintained, low maintenance rear garden featuring a generous patio and raised decking area, ideal for outdoor dining and relaxing, along with decorative planting, secure fencing and a useful storage shed plus a larger shed, with full electricity. To the front, a driveway provides generous and convenient off-road parking.

Situated in a popular residential area, the property is close to Cwmbran Shopping Centre, well-regarded schools, local parks, and excellent transport links, including quick access to the A4042, M4 corridor and Cwmbran train station. Overall, a fantastic home in a convenient and sought-after location.





Accommodation

Entrance Hall

Living Room

19' 5" x 10' 11" (5.92m x 3.33m)
Max Measurements

Kitchen

8' 8" x 8' 3" (2.64m x 2.51m)

Landing

Bedroom One

15' 10" x 9' 1" (4.83m x 2.77m)

Bedroom Two

11' x 10' (3.35m x 3.05m)

Family Bathroom

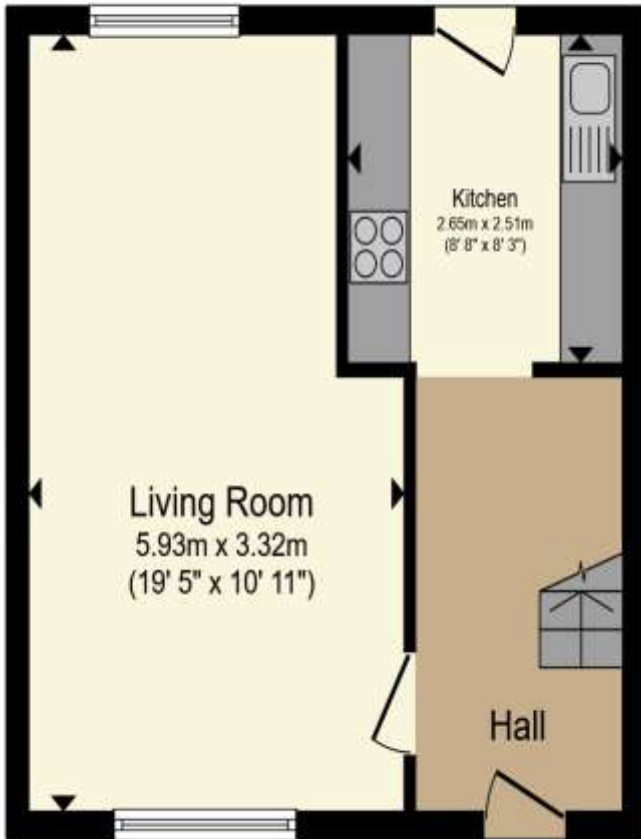
7' 7" x 5' 5" (2.31m x 1.65m)

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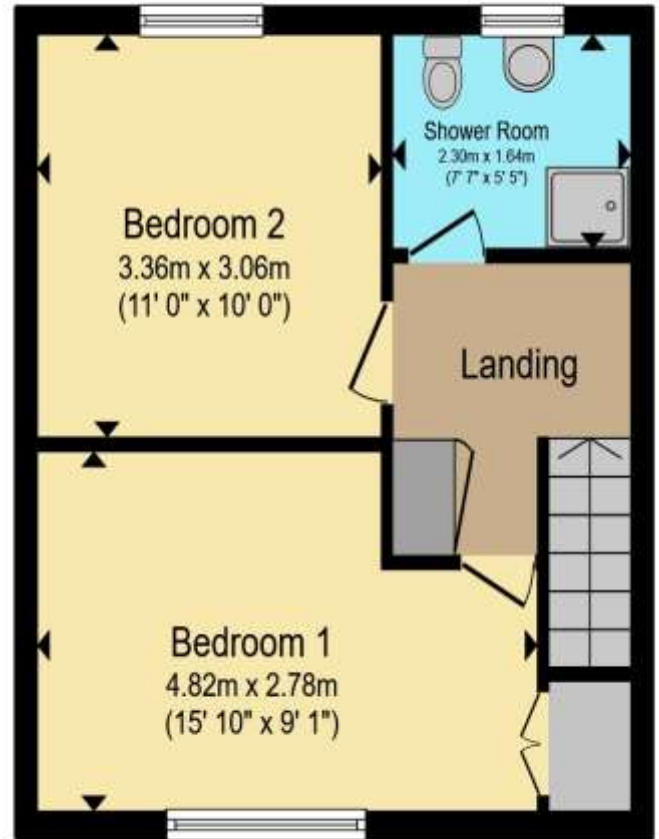
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Floorplan



Ground Floor



First Floor

Total floor area 67.8 sq.m. (730 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.focalagent.com

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