Sage & Co.
Property Agents

31 Wye Court, Thornhill, Cwmbran, Gwent NP44 5UL

Asking Price £200,000

A WELL PRESENTED, THREE BEDROOM END TERRACE property located in Thornhill, Cwmbran, offering spacious and versatile accommodation throughout. The ground floor comprises an open-plan living and dining area leading into a fitted kitchen, a generous conservatory providing additional living space, and a convenient WC. To the first floor are three well-proportioned bedrooms and the family bathroom. Externally, the property benefits from an enclosed, low-maintenance rear garden, while the front offers OFF ROAD PARKING. Ideally situated close to Cwmbran Town Centre, local schools, and excellent transport links. Viewing is highly recommended to fully appreciate what this property has to offer.

EPC Rating: TBC Council Tax Band: B

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

www.sageandco.co.uk

Entrance
Part glazed front entrance door to;

Porch
4'9" x 4'4" (1.47 x 1.33)
Double glazed windows to front and side aspects, part glazed door to;

Entrance Hall
Stairs to first floor, radiator, under stair storage space, built in storage cupboard, coving, doors to;

Cloakroom, W/C
5'5" x 2'5" (1.67 x 0.76)
Low level WC with wash hand basin over, ceramic tiled flooring and splashbacks, coving, obscure double glazed window to front

Open Plan

Lounge/Diner
10'5" x 17'7" (3.18 x 5.37)
Radiator, coving, inset spotlights to feature wall, doors to conservatory, opening to;

Kitchen
15'9" x 11'5" (4.81 x 3.49)
Fitted with a range of base and eye level wall units with roll top work preparation surfaces over, inset one and a half bowl sink and drainer unit, electric hob with oven under, stainless steel filter hood over, plumbing for automatic washing machine, space for tumble dryer, ceramic tiled splash backs, space for fridge freezer, double glazed window to front, spot lights to ceiling, coving, wall mounted combi boiler

Conservatory
11'2" x 16'10" (3.42 x 5.15)
Double glazed French doors to rear with double glazed side panels to rear, double glazed windows to side aspects, feature fireplace surround, radiator

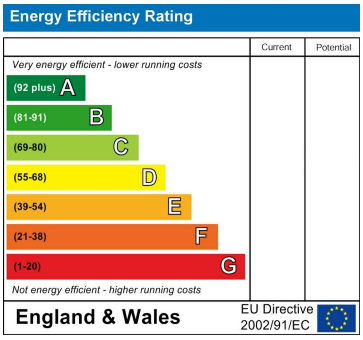
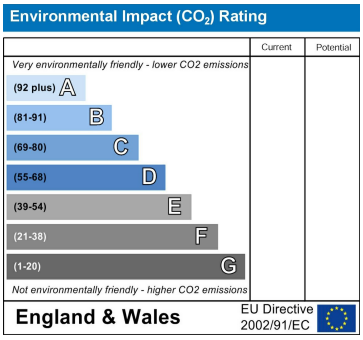
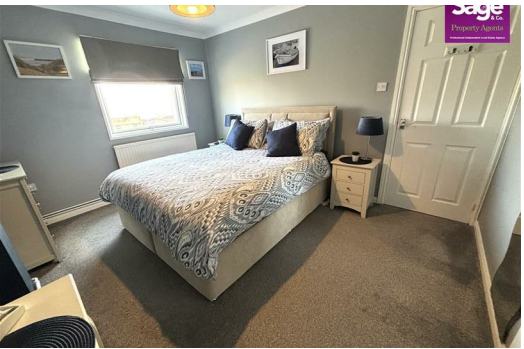
First Floor
Access to boarded loft space with pull down ladder, built in storage cupboard, doors to;

Bedroom One
12'9" x 10'5" (3.90 x 3.20)
Double glazed window to rear with panoramic views, radiator, coving, built in storage cupboard

Bedroom Two
10'0" x 10'2" (3.07 x 3.11)
Double glazed window to front, radiator, coving

Bedroom Three
9'5" x 6'9" (2.89 x 2.06)
Double glazed window to rear with panoramic views, radiator, coving

Bathroom
5'6" x 6'11" (1.70 x 2.13)
Three piece suite comprising; Panelled bath with mains shower over, vanity wash hand basin, low level WC, ceramic tiled splashbacks, chrome towel radiator, inset spot lights to ceiling, obscure double glazed window to front

Outside
Front - Driveway parking, tap connected, fitted electric car charging point, steps down to front entrance door
Rear - Enclosed rear garden with wooden fencing, laid to artificial lawn and side gate access

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