

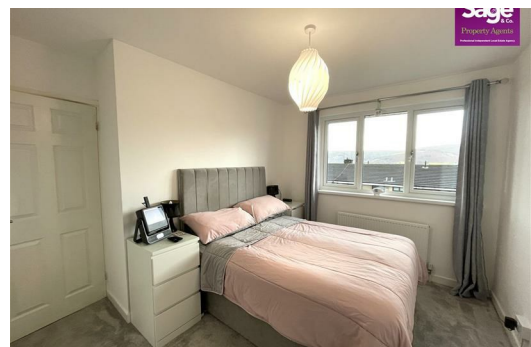


20 Woodland View, Garndiffaith, NP4 7SU

Guide Price £145,000

GUIDE PRICE; £145,000 - £155,000

A beautifully presented THREE BEDROOM mid-terraced property situated in the popular area of Garndiffaith. This move-in-ready home is an ideal purchase for first-time buyers or growing families alike. The ground floor offers a contemporary fitted kitchen, a useful utility area, WC, and a spacious living room perfect for entertaining family and friends. To the first floor are three well-proportioned bedrooms and a modern family bathroom. Conveniently located close to local amenities, schools, and excellent transport links, this fantastic home truly must be viewed to be appreciated. Council tax band A, EPC rating C



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

Entrance

Front entrance door to:

Entrance Hall / Utility Area

5'3" x 7'3" (1.61 x 2.21)

Double glazed window, open area with base and eye level wall units, wood effect work preparation surfaces over, space for washing machine and tumble dryer, double radiator, space for fridge / freezer, white high gloss finish

Hallway

Stairs to first floor, opening to:

WC

Low level WC, sink with mixer tap over, ceramic tiled splash backs, opaque double glazed window to front

Kitchen

12'4" x 10'7" (3.78 x 3.23)

Fitted with a range of base and eye level wall units, wooden effect rolled worktops, stainless steel sink and drainer unit with mixer tap over. fitted gas hob and electric oven with extractor fan over. double glazed window to front, space for washing machine or dish washer, double radiator

Living Room

13'8" x 14'2" (4.19 x 4.33)

Double glazed window to rear, electric fire in chimney breast, two radiators, under stair storage cupboard, leads to:

Porch/Utility Room

6'10" x 5'1" (2.09 x 1.55)

Door to rear, access to store cupboard

First Floor

Built in airing cupboard housing combi boiler, additional storage cupboard, access to loft space, doors to;

Bedroom One

12'6" x 10'8" (3.82 x 3.27)

Double glazed window to front, radiator

Bedroom Two

11'9" x 8'10" (3.59 x 2.70)

Double glazed window to rear, radiator, inbuilt double storage cupboard

Bedroom Three

7'8" x 8'7" (2.36 x 2.62)

Double glazed window to rear, radiator, store cupboard

Bathroom

5'2" x 6'8" (1.59 x 2.05)

Bath with overhead shower, sink with base unit, mixer tap over, low level WC, obscure double glazed window to front

Outside

Front - Forecourt area, shared lane access with steps to communal parking area

Rear - Access from shared lane. Steps to patio area over split level

Tenure

We have been advised that the property is Freehold, to be verified

Agents Notes

- . The house has been recently plastered throughout
- New combi boiler installed on 27/01/22
- New windows and doors fitted on 01/03/21 (FENSA certified)
- Ground floor screeded and LVT flooring fitted throughout in July 2023
- New underlay and carpets fitted on the stairs, landing, and in all bedrooms on 20/06/2025

Measurements and floorplans are supplied as guidance and must be considered as approximate only

