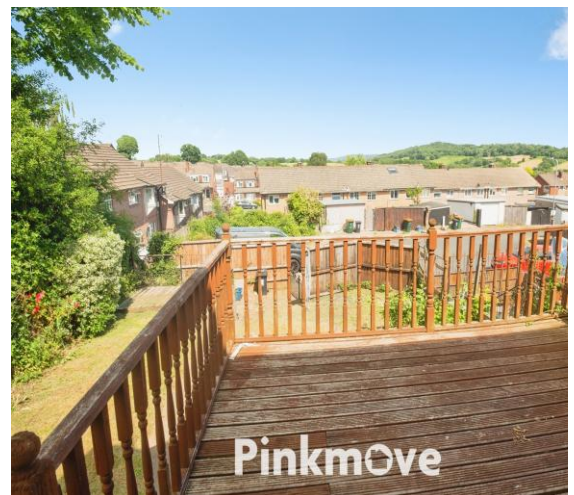




Aspen Way

Guide Price £190,000 to £200,000

- No chain
- Excellent transport links, including M4 access
- End-terrace property
- Enclosed rear garden with decking and off-road parking
- Spacious living room with dining area
- Ideal for first-time buyers or investors
- EPC Rating: D



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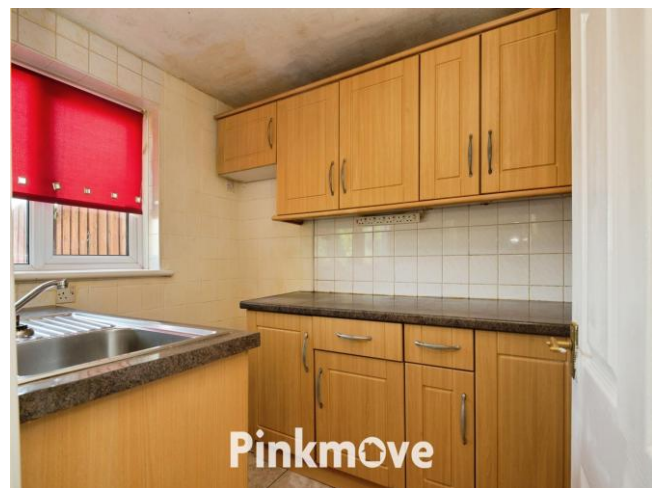
About the property

Situated in the highly sought-after area of Malpas, this property benefits from excellent transport links, including convenient bus routes and easy access to the M4. The location is ideal for commuters, with further links to Cwmbran, Pontypool and surrounding areas, and is also within proximity to well-regarded primary and comprehensive schools as well as a range of local shops and amenities.

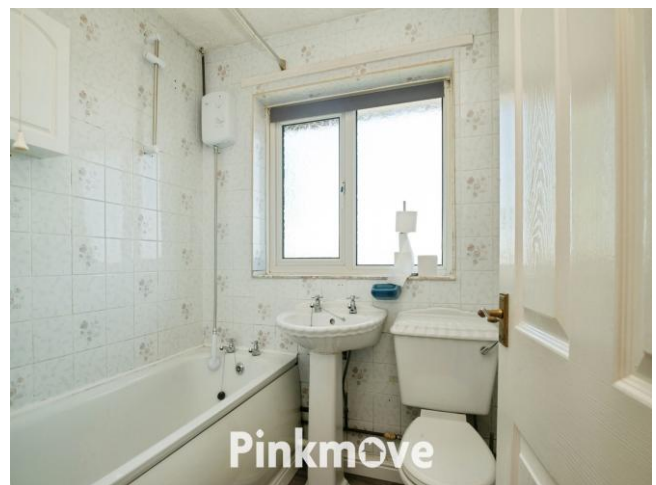
This property offers spacious and versatile accommodation, making it an ideal purchase for first-time buyers or investors alike. To the ground floor, the property comprises an entrance porch leading into a spacious living room with dining space with stairs rising to the first floor. To the rear, there is a fitted kitchen with a door providing direct access to the rear garden, creating a practical and sociable living space.

To the first floor, a gallery landing leads to three bedrooms, with the second bedroom enjoying pleasant views over Malpas and beyond. A family bathroom completes the first-floor accommodation. Externally, the front of the property is designed for low maintenance and benefits from side access. To the rear, there is a decking area perfect for outdoor seating, leading down to a lawned garden. Beyond this, a hardstanding provides valuable off-road parking with rear access.

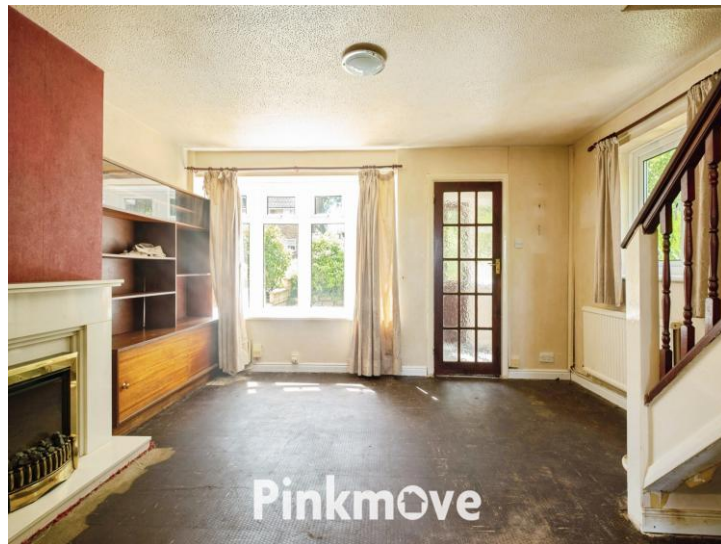
Further benefits include the property being offered to the market with no onward chain, ensuring a smooth and straightforward purchase.



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Accommodation

Porch

Lounge/Dining Room

Kitchen

Bedroom 1

Bedroom 2

Bedroom 3

Bathroom

Agents Note:

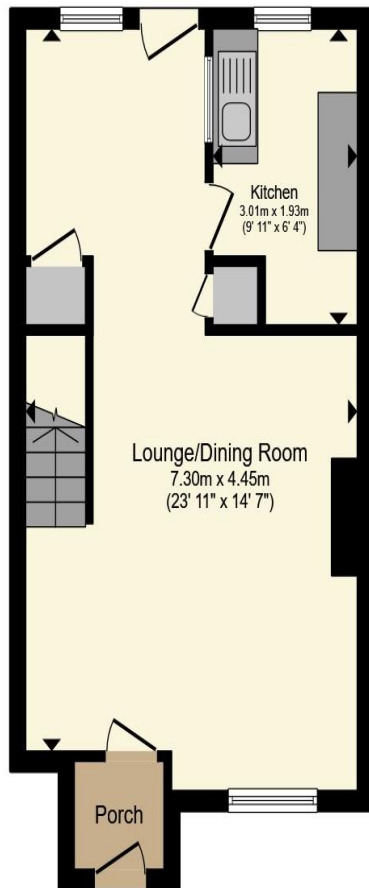
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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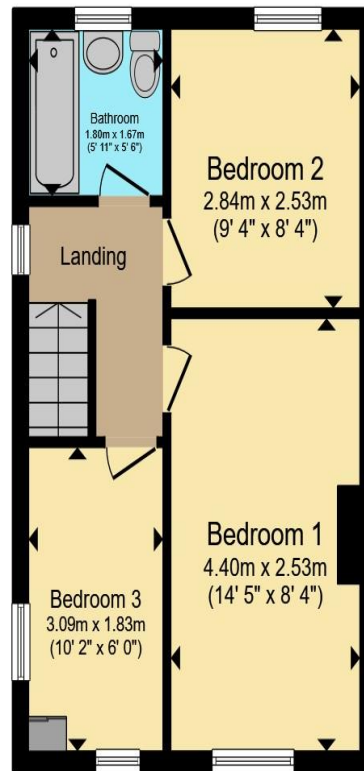
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Floorplan



Ground Floor



First Floor

Total floor area 67.5 sq.m. (727 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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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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