



74 North Road, Croesyceiliog, Cwmbran, NP44 2EW

Guide Price £200,000

NO ONWARD CHAIN

GUIDE PRICE: £200,000 - £210,000

Situated in the popular residential area of Croesyceiliog, Cwmbran, this well-presented THREE BEDROOM, MID-TERRACE property offers an excellent opportunity for first-time buyers, families or investors alike. Offered for sale with no onward chain, the property is ready for its new owners to make their mark. The ground floor comprises a welcoming living room, separate dining room, fitted kitchen and useful storage area. To the first floor are three bedrooms and a three-piece family bathroom suite.

Externally, the property benefits from a good-sized enclosed rear garden, providing a pleasant private space for relaxing, entertaining and enjoying the outdoors.

The property is conveniently located close to local schools, shops and everyday amenities, with Cwmbran Town Centre also within easy reach. Excellent transport connections are available nearby, including the A4042, providing convenient access towards the M4 motorway and surrounding areas.

With its desirable location, practical accommodation and no onward chain, this property represents an attractive opportunity for those looking to purchase their first home or add to an investment portfolio.

Viewing is highly recommended to fully appreciate the accommodation and location on offer.

EPC Rating: C Council Tax Band: C



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Entrance

Part glazed front entrance door

Entrance Hall

9'5" x 3'4" (2.89 x 1.02)

Opaque double glazed window to front, stairs to first floor, radiator, door to living room and opening to:

Utility Area

6'11" x 4'8" (2.13 x 1.44)

Built in under stair storage cupboard, opening to:

Kitchen

11'4" x 8'11" (3.47 x 2.72)

Fitted with a range of base and eye level wall units, roll edge work preparation surfaces, inset composite sink and drainer unit, electric cooker point, filter hood over, space for fridge/freezer, ceramic tile splashbacks, double glazed window to rear, part glazed door to rear, door to:

Dining Room

10'4" x 7'11" (3.15 x 2.42)

Double glazed window to rear, radiator, coving, door to:

Living Room

12'2" x 11'1" (3.73 x 3.38)

Double glazed window to front, radiator, feature fire place and surround, coving

First Floor

Access to loft space, built in cupboard housing boiler, doors to:

Bedroom One

12'5" x 10'4" (3.79 x 3.15)

Double glazed window to front, radiator, built in cupboard

Bedroom Two

12'0" x 8'11" (3.67 x 2.73)

Double glazed window to rear, built in wardrobes to one wall with sliding doors

Bedroom Three

10'1" x 7'5" (3.09 x 2.27)

Double glazed window to front, radiator

Bathroom

7'10" x 5'6" (2.40 x 1.68)

Three piece suite comprised: panelled bath with electric shower over, low level WC, pedestal wash hand basin, chrome towel radiator, ceramic tile splash backs, extractor fan, opaque double glazed window to rear

Outside

Front - Paved path to front entrance, remainder laid to lawn

Rear - Enclosed rear garden with wooden fencing, mainly laid to lawn, with reminder laid to patio

Tenure

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

