



53 Lansdowne Gardens, Cwmbran, NP44 3GB

Asking price £475,000

 **4**  **2**  **2**  **C**

53 Lansdowne Gardens Cwmbran, NP44 3GB



Nestled in the charming area of Lansdowne Gardens, Llantarnam, this well-presented detached house offers a perfect blend of comfort and style. With four spacious bedrooms, this property is ideal for families seeking a welcoming home. The two reception rooms provide ample space for relaxation and entertaining, ensuring that there is room for everyone to enjoy.

This delightful home is a must-see, as it truly embodies the essence of comfortable living in a desirable location. Whether you are looking to settle down or invest, this property is sure to impress. We highly recommend scheduling a viewing to fully appreciate all that this home has to offer.

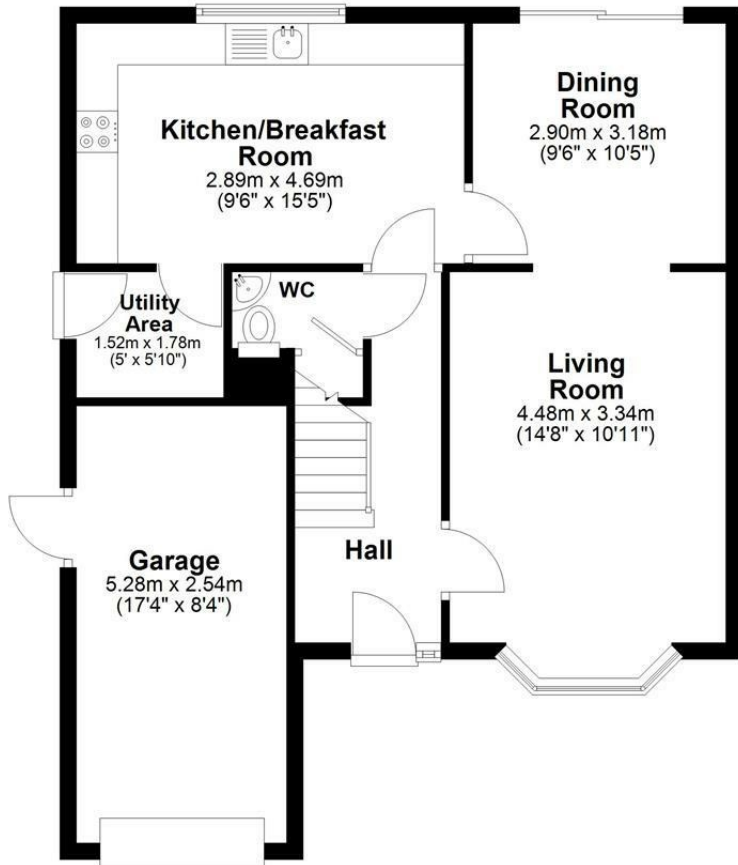
- WELL PRESENTED DETACHED PROPERTY
- SPACIOUS LOUNGE
- DINING ROOM
- FITTED KITCHEN AND UTILITY ROOM
- FOUR GOOD SIZED BEDROOMS
- EN SUITE SHOWER ROOM AND FAMILY BATHROOM
- ENCLOSED REAR GARDEN
- PARKING AND GARAGE





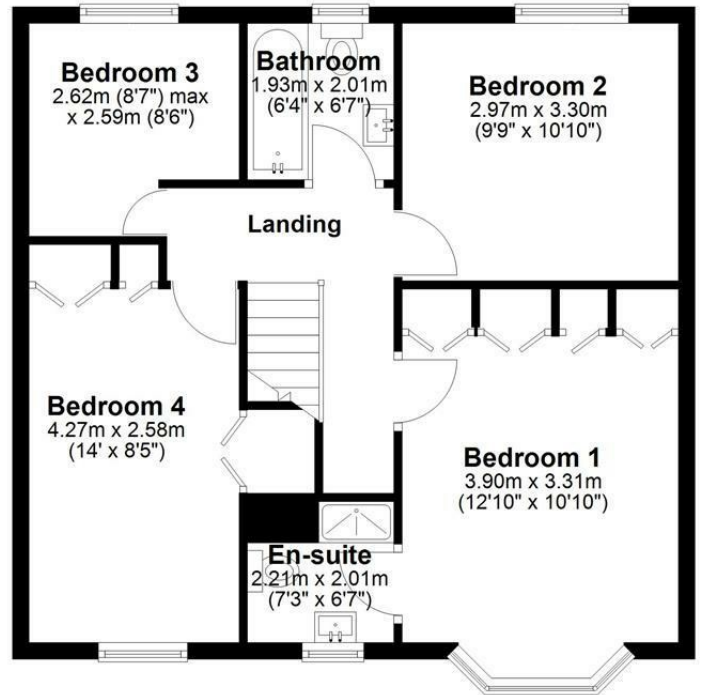
Ground Floor

Approx. 65.4 sq. metres (704.2 sq. feet)

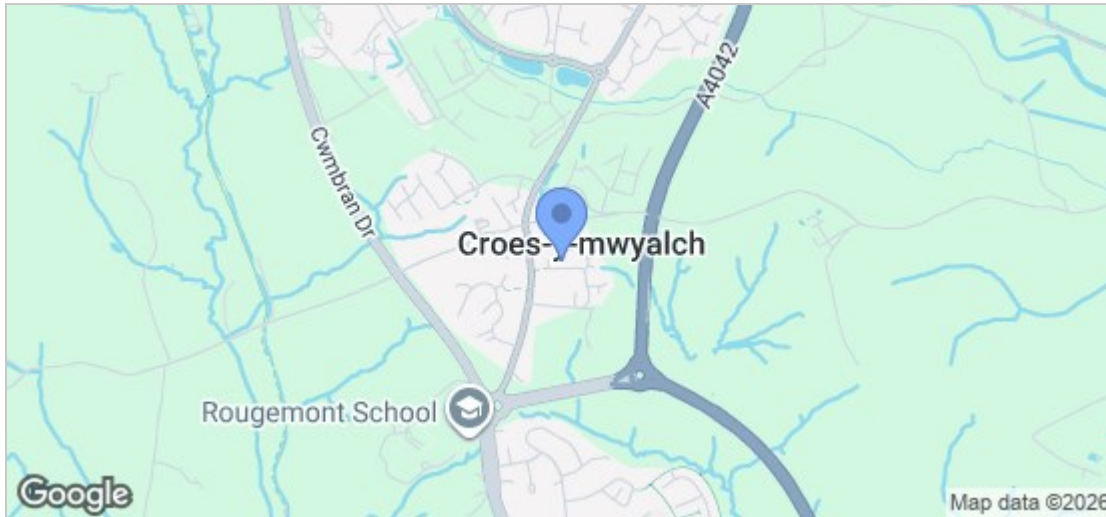


First Floor

Approx. 60.0 sq. metres (645.9 sq. feet)



Total area: approx. 125.4 sq. metres (1350.1 sq. feet)



Viewing

Please contact our One2One Estate Agents Torfaen Office on 01495219699 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	72	78
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		