



## 37 Bryn Milwr, Cwmbran, NP44 7UT

### Guide price £190,000



\*\*\*GUIDE PRICE £190,000-£200,000\*\*\* Nestled in the charming area of Bryn Milwr, Hollybush, this delightful end terrace house presents an excellent opportunity for those seeking a new home. With no chain involved, you can move in without delay and start enjoying all that this property has to offer.

The house boasts a well-proportioned reception room, perfect for relaxing or entertaining guests. The three bedrooms provide ample space for families or those wishing to create a home office or guest room. The two bathrooms add convenience, ensuring that morning routines run smoothly for everyone.

This property is a fantastic choice for first-time buyers, families, or investors looking to expand their portfolio. With its appealing features and prime location, this end terrace house is sure to attract interest. Do not miss the chance to make this lovely home your own.



## MAIN DESCRIPTION

Situated in a highly sought-after location, this deceptively spacious end-terraced split-level home offers versatile accommodation ideal for families and commuters alike. Conveniently positioned close to well-regarded schools, local shops, excellent road links for commuting and regular bus routes, the property combines practicality with lifestyle appeal.

The accommodation is arranged over several thoughtfully designed levels, creating a unique and adaptable living space.

Upon entering, you are welcomed by an entrance hall with internal access to the garage. Part of the garage has been cleverly converted to provide a useful storage area, accessed directly from the hallway, while the remaining section retains its traditional function.

The heart of the home is the impressive kitchen/dining room, fitted with a range of base and wall units and offering ample space for a range-style cooker and American fridge/freezer. Additional features include plumbing for a washing machine, a breakfast bar and a central island — creating a sociable and functional space perfect for family life and entertaining. Two windows to the front aspect allow for plenty of natural light and pleasant open views, while a built-in storage cupboard adds further practicality.

A short flight of stairs leads to the lounge, a bright and inviting room with doors opening directly

onto the rear garden, seamlessly blending indoor and outdoor living.

The property also benefits from a ground floor bathroom, adding flexibility for modern living.

On the second floor, Bedroom One enjoys front-facing views and is well-proportioned. The family bathroom on this level comprises a panelled bath, pedestal wash hand basin and low-level WC.

The top floor offers two further bedrooms, both of good size, along with an additional storage cupboard — ideal for growing families or those working from home.

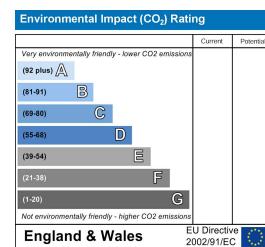
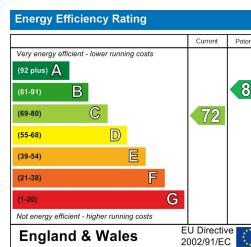
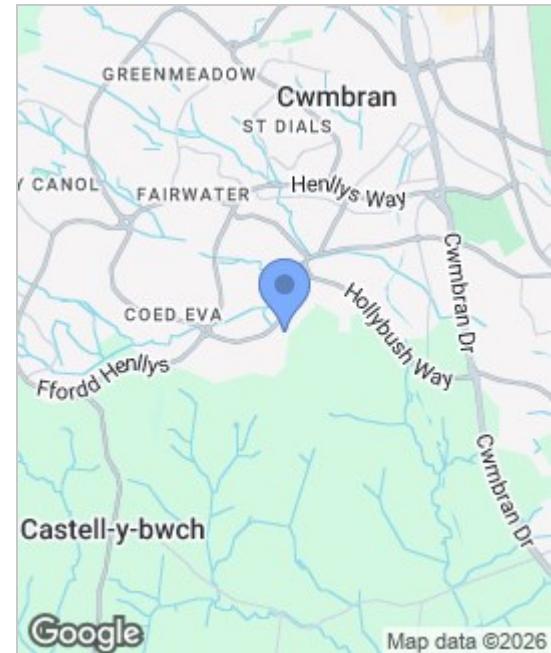
Externally, the rear garden is tiered, beginning with a patio seating area, perfect for al fresco dining, with steps leading to a stone chipping section. A rear gate provides additional access. To the front, a driveway leads to the garage, offering convenient off-road parking.

Offered to the market with no onward chain, this spacious and versatile home must be viewed to fully appreciate the accommodation on offer.

**TENURE: FREEHOLD**

**COUNCIL TAX BAND: C**

**NB:** One2One Estate Agents have been advised by the seller the details pertaining to this property. It is the buyer's responsibility to determine council tax band and tenure. We would encourage any interested parties to seek legal representation and obtain professional advice prior to purchase.



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