Sage & Co.
Property Agents

97 Bryn Milwr, Hollybush, Cwmbran, NP44 7UU

£185,000

This well-proportioned THREE BEDROOM, split-level MID-TERRACE property in the popular Hollybush area of Cwmbran is offered for sale with NO ONWARD CHAIN, making it an excellent opportunity for first-time buyers, families, or investors.
The accommodation is thoughtfully arranged over split levels, with the ground floor comprising a welcoming living room and convenient WC. The lower level features a dining area with French doors opening onto the rear garden, along with a fitted kitchen. To the upper levels are three bedrooms and a shower room.
Externally, the property benefits from a rear garden, ideal for outdoor entertaining or relaxing.

Situated in a sought-after location, the property is within easy reach of Cwmbran Town Centre, well-regarded schools, and excellent transport links.

An opportunity not to be missed—early viewing is highly recommended.

EPC Rating: C
Council Tax Band: C

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

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Entrance
Part glazed front entrance door to;

Entrance Hall
Stairs to split levels, radiator, doors to;

Living Room
11'8" x 13'4" (3.58 x 4.07)
Double glazed window to front, double radiator, feature gas fire and surround, coving

Cloakroom/W.C.
Low level WC, wall mounted wash hand basin, ceramic tile splashbacks, obscure double glazed window

Lower Level

Dining Room
9'9" x 8'5" (2.98 x 2.58)
Double glazed French doors to rear, double radiator, coving, two under stair storage cupboards, door to;

Kitchen
11'5" x 7'5" (3.49 x 2.28)
Fitted with a range of base and eye level wall units, roll edge work tops, inset stainless steel one and a half bowl sink and drainer unit, inset gas hob with oven under and filter hood over, wall mounted boiler, plumbing for automatic washing machine, space for fridge/freezer, double glazed window to rear, ceramic tile splashbacks, double radiator, coving, door to;

Rear Hall
Part glazed door to rear, space for tumble dryer and freezer

First Floor
Stairs to second floor, access to loft space, built-in storage cupboard, doors to;

Bedroom Two
11'8" x 9'4" (3.58 x 2.85)
Double glazed window to rear, coving

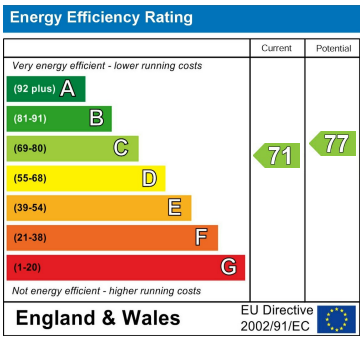
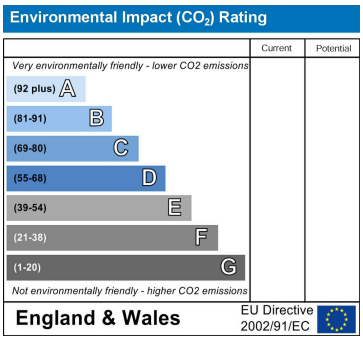
Wet Room
Electric shower, low level WC, pedestal wash hand basin, radiator, obscure double glazed window to rear, ceramic tile walls, extractor fan

Second Floor
Built-in storage cupboard, access to loft space, doors to;

Bedroom One
11'5" x 11'3" (3.50 x 3.45)
Double glazed window to front

Bedroom Three
6'6" x 9'8" (2.00 x 2.97)
Double glazed window to front

Outside
Front - Pedestrian access to front entrance door
Rear - Enclosed rear garden, patio area, paved path to rear gate, remainder laid to lawn, shed to remain

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

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