



4 Acacia Avenue, Cwmbran, NP44 1FT

Offers over £400,000



*** PART EXCHANGED CONSIDERED *** Situated in the charming area of Acacia Avenue, Pontrhydyrun, Cwmbran, this delightful detached house offers a perfect blend of comfort and convenience. With four spacious bedrooms, this property is ideal for families seeking a welcoming home. The well-designed layout includes a generous reception room, providing an inviting space for relaxation and entertaining guests.

The house boasts a modern bathrooms and en-suite, ensuring ample facilities for the household. The property is further enhanced by the availability of parking for up to three vehicles, a valuable feature in today's busy world.

Situated in a friendly neighbourhood, this home is close to local amenities, schools, and parks, making it an excellent choice for those who appreciate community living. Whether you are looking to settle down or invest, this property on Acacia Avenue presents a wonderful opportunity to enjoy a comfortable lifestyle in Cwmbran.



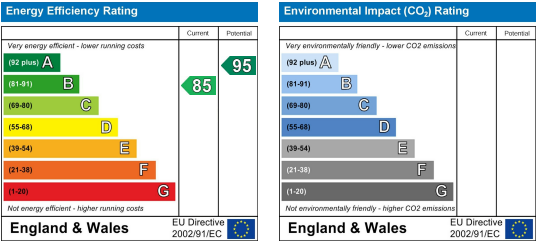
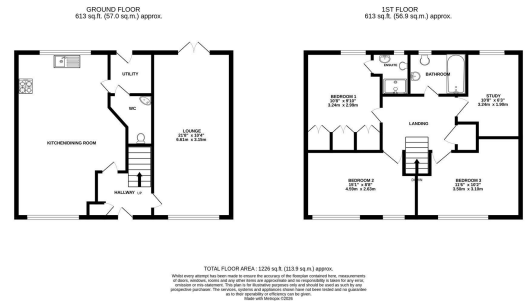
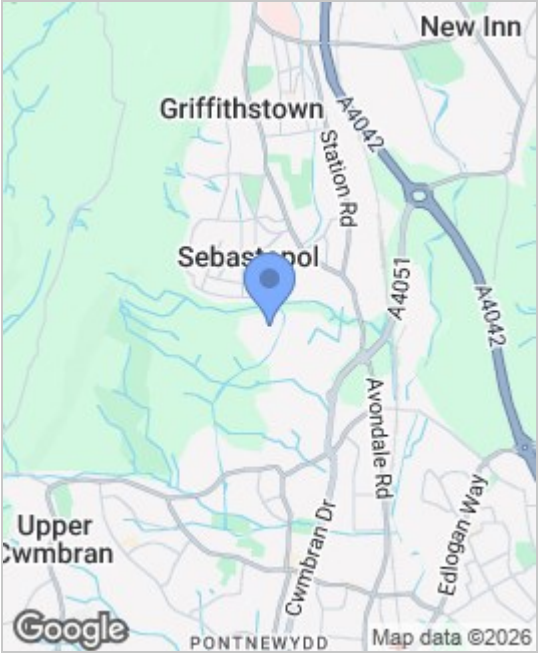
MAIN DEScriptiON

PART EXCHANGE CONSIDERED Beautifully presented throughout, this attractive four-bedroom family home offers spacious and modern living accommodation ideal for comfortable family life. The property is entered via a composite front door into a welcoming entrance hall with stylish LVT flooring and a useful storage cupboard for coats and shoes, with stairs leading to the first floor and doors off to the living room and the open-plan kitchen/dining room. The generous living room is bright and inviting, featuring a double glazed window to the front aspect and French doors to the rear providing access to the garden creating a comfortable space for relaxing and entertaining. At the heart of the home is an impressive open-plan kitchen/dining room with windows to both the front and rear aspects allowing natural light to flow through. The kitchen is fitted with a matching range of base and wall units and includes a one-and-a-half bowl stainless steel sink with mixer tap and drainer, four-ring gas hob with extractor hood, eye-level electric oven, integrated fridge/freezer and integrated dishwasher, while ample dining space makes it ideal for family meals and social gatherings. A door leads through to the utility room, which continues the matching units and offers space and plumbing for a washing machine while also housing a combination boiler. The utility room provides access to the rear garden, and a further door leading to the downstairs WC, which is fitted with a pedestal wash hand basin, close-coupled WC, radiator and extractor fan.

On the first floor the landing provides loft access, a useful storage cupboard. The well-proportioned master bedroom offers built-in wardrobes with louvred doors, along with access to an en-suite shower room fitted with a walk-in double shower with sliding glass doors, wash hand basin with mixer tap, close-coupled WC, partially tiled walls, tiled shower enclosure, extractor fan and an obscured double glazed window. Bedroom two is a generous double room while bedroom three is another spacious double room also positioned to the front. Bedroom four offers a versatile space ideal for a bedroom, nursery or home office and overlooks the rear of the property. Outside, to the front there is a lawned garden with a pathway leading to the front door and a tarmac driveway providing off-road parking and access to the single garage, which is fitted with an up-and-over door as well as power and lighting, and also offers gated access through to the rear garden. The enclosed rear garden features a tiled patio area, lawn and a selection of shrubs, creating a pleasant outdoor space perfect for relaxing or entertaining.

TENURE: FREEHOLD
COUNCIL TAX BAND: E

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.



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 firms employment has the authority to make or give any representation or warranty in respect of the property.