



45 Cefn Milwr, Hollybush, Cwmbran, NP44 7PL

Guide Price £230,000

GUIDE PRICE £230,000 - £240,000

Situated in the highly sought-after Hollybush area of Cwmbran, this well-presented split-level THREE BEDROOM, MID-TERRACED property offers spacious and versatile accommodation ideal for modern family living. The home boasts a **GENEROUS KITCHEN / DINER**, perfect for both everyday family meals and entertaining guests, alongside a comfortable living room.

There are three well-proportioned bedrooms, complemented by both a bathroom and a separate shower room, adding convenience for busy households. Externally, the property benefits from a **GARAGE** and **DRIVEWAY** to the front, providing ample off-road parking. To the rear, an enclosed garden offers a private space ideal for relaxing or for those with a passion for gardening. Conveniently located close to Cwmbran Town Centre, local schools, and excellent transport links, this property is perfectly positioned for a range of buyers.

Early viewings are highly recommended to fully appreciate all that this home has to offer.
EPC Rating: C, Council Tax Band: C



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

Entrance

Part glazed front entrance door to;

Porch

Door to;

Kitchen/Diner

11'7" x 17'6" (3.55 x 5.394)

Fitted with a range of base and eye level wall units, work preparation surfaces, inset one and a half bowl sink unit, gas hob with oven under and filter hood over, integral dish washer, plumbing for automatic washing machine, space for fridge/freezer, wall mounted combi boiler, double glazed window to front, radiator, built-in under stair storage cupboard, stairs to;

First Floor Landing

Radiator, door to, rear hall, stairs to second floor, door to;

Living Room

11'5" x 11'8" (3.50 x 3.57)

Double glazed window to rear, double radiator

Shower Room

5'6" x 4'1" (1.69 x 1.27)

Three piece suite comprising; electric shower quadrant, low level WC, wall mounted wash hand basin, ceramic tile splash backs, obscure double glazed window to rear

Second Floor Landing

Access to loft space, radiator, built-in storage cupboard, doors to;

Bathroom

6'5" x 6'11" (1.97 x 2.13)

Three piece suite comprising; panelled bath with electric shower over, pedestal wash hand basin, low level WC, ceramic tile splashbacks, chrome towel radiator, obscure double glazed window to front

Bedroom One

9'9" x 12'0" (2.99 x 3.66)

Double glazed window to front, fitted wardrobes to one wall, fitted overhead/eye level storage and fitted dressing table/vanity unit

Third landing

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

Bedroom Two

11'5" x 9'5" (3.49 x 2.88)

Double glazed window to rear

Bedroom Three

6'5" x 9'8" (1.98 x 2.97)

Double glazed window to rear

Outside

Front - Driveway and access to garage, steps up to front entrance door, remainder laid to patio and gravel, tap

connected.

Rear - Enclosed rear garden with wooden fencing and rear gate access. Mainly laid to patio and decking, with an array of plants and shrubs. Tap connected

Tenure

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

