Putting you & your property first



60 Llantarnam Road, Llantarnam, Cwmbran, NP44 3BE

Asking Price £210,000

NO ONWARD CHAIN
This property would make an ideal family home, offering a MOVE-IN-READY finish and well-proportioned accommodation throughout. The ground floor comprises a bright and welcoming open-plan living/dining room, with French doors opening onto the rear garden and allowing an abundance of natural light into the space. To the rear is a spacious, well-presented fitted kitchen.
To the first floor are TWO GOOD-SIZE BEDROOMS and a family bathroom.
Externally, the property benefits from a small front forecourt, while the rear provides a good-sized, enclosed and low-maintenance garden, ideal for relaxing or entertaining.
The property is conveniently located within close proximity to Cwmbran Town Centre, providing a wide range of shops, amenities and leisure facilities. Excellent transport links are also nearby, including Cwmbran railway station, along with a selection of local schools.

Viewing is highly recommended to fully appreciate what this property has to offer.

EPC Rating: C Council Tax Band: C







Lakeside House,
Cwmbran NP44 3GA
E: cwmbran@sageandco.co.uk

T: 01633 838888
www.**sageandco**.co.uk

65 Tredegar Street,
Risca NP11 6BW
E: risca@sageandco.co.uk

Sage & Co Estate Agents. Registered in England & Wales - Company Number: 11494777

Entrance
Part glazed front entrance door to;

Entrance Hall
Radiator, ceiling cornice and rose, stairs to first floor, door to;

Open Plan

Living Room
11'8" x 10'6" (3.58 x 3.22)
Double glazed bay window to front, radiator, picture rail, ceiling cornice and centre rose

Dining Room
10'11" x 10'6" (3.34 x 3.22)
Feature panelled surround, double glazed French doors to rear, ceiling cornice and centre rose, under stairs storage cupboard, radiator

Kitchen/Breakfast Room
10'4" x 7'8"/10'2" x 8'0" (3.17 x 2.35/3.12 x 2.44)
Fitted with a range of base and eye level wall units with granite work tops over, inset stainless steel sink and waste disposal unit with mixer and instant boiling hot water tap over, inset five point gas hob with filter hood over, two inset eye level ovens with the top a combination microwave/oven, integrated fridge freezer, integrated dish washer, seating/breakfast bar, with radiator under, wall mounted boiler, plumbing for automatic washing machine, inset spot lights to ceiling, double glazed French doors to rear, double glazed window to side

First Floor
Access to loft space, coving, doors to;

Bathroom
9'6" x 8'0" (2.90 x 2.46)
Three piece suite comprising; fitted bath with ceramic tiling, mains shower cubicle, low level WC, vanity wash hand basin, radiator, inset spot lights to ceiling, obscure double glazed window to rear

Bedroom One
11'8" x 12'7" (3.58 x 3.85)
Two double glazed windows to front, double radiator, coving, built in wardrobes with sliding doors to one wall

Bedroom Two
10'11" x 8'8" (3.35 x 2.65)
Double glazed window to rear, coving, radiator

Outside
Front - Enclosed forecourt, paved path to front entrance door
Rear - Enclosed rear garden with wooden fencing, mainly brick laid with remainder laid to artificial lawn, insulated summer house with power and lighting, storage shed with lighting and power, rear gate access, canopy

Tenure
We have been advised this property is Freehold To be verified





