



16 Caernarvon Crescent, Llanyravon, , Cwmbran NP44 8ST
Guide Price £130,000

GUIDE PRICE: £130,000 - £135,000
NO ONWARD CHAIN

Situated on Caernarvon Crescent in Llanyravon, this well-presented GROUND FLOOR FLAT is offered for sale with NO ONWARD CHAIN, making it an ideal opportunity for first-time buyers, downsizers or investors. The property features a fitted kitchen and a bright open-plan living and dining area, filled with natural light from both a window and patio doors, creating a welcoming and airy living space. There are TWO BEDROOMS and a modern shower room, providing comfortable and practical accommodation.

Externally, the property benefits from a shared designated lawn area.

Located in a sought-after residential area, the property is conveniently close to local schools, Cwmbran Town Centre, The Boating Lake and excellent transport links, offering easy access to surrounding areas.

Viewing is highly recommended to fully appreciate the accommodation and location on offer.

EPC Rating: D

Council Tax Band: C



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

Entrance

Front entrance door to:

Entrance Hall

Coving, doors to:

Kitchen

5'7" x 11'8" (1.72 x 3.56)

Fitted with a range of base and eye level wall units, roll edge work preparation surfaces, inset stainless steel one and a half bowl sink and drainer unit, gas hob with oven under and filter hood over, plumbing for automatic washing machine, space for fridge and freezer, ceramic tile splash backs, double glazed window, built in cupboard housing boiler, built in storage cupboard, radiator, coving

Lounge / Dining Room

10'4" x 22'1" (3.16 x 6.75)

Double glazed patio doors, double glazed window, two radiators, coving, doors to:

Bedroom One

8'9" x 14'11" (2.68 x 4.55)

Double glazed window, radiator

Bedroom Two

8'9" x 12'0" (2.68 x 3.66)

Double glazed window, radiator, coving, built in storage cupboard

Shower Room

5'5" x 6'0" (1.67 x 1.84)

Three piece suite comprised: mains shower quadrant with non-slip shower tray, raised height WC, pedestal wash hand basin, chrome towel radiator, opaque double glazed window to front, extractor fan

Outside

Front- Access to front entrance door, communal lawn area to sides

Rear- Lawn area split between three other flats

Tenure

We have been advised that the property is Leasehold

