Putting **you** & **your property** first

44 Ty Mynydd, Cwmbran, NP44 1NU

Guide Price £270,000

NO ONWARD CHAIN
GUIDE PRICE £270,000 - £280,000

Situated in the sought-after residential area of Ty Mynydd, Cwmbran, this well-presented THREE BEDROOM, SEMI-DETACHED property offers spacious and versatile accommodation, making it an ideal home for growing families. Beautifully cared for and move-in ready, this property is one not to be missed. The ground floor comprises a welcoming dining room, contemporary fitted kitchen, large living room with French doors opening onto the rear garden, convenient WC and useful utility area. To the first floor are three well-proportioned bedrooms and a family bathroom.

Externally, the property benefits from a large driveway to the front, providing ample off-road parking and being particularly useful when entertaining family and friends. To the rear is a large, enclosed garden, offering a fantastic outdoor space for children, entertaining and those looking to enjoy gardening.

Ideally located within close proximity to Cwmbran Town Centre, local schools and excellent transport links, this lovely family home combines comfortable living with everyday convenience.

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Entrance
Part glazed front entrance door to;

Entrance Hall
Stairs to first floor, double glazed window to side, radiator, dado rail, coving, under stairs storage cupboard, doors to;

Dining Room
9'0" x 12'5" (2.75 x 3.79)
Double glazed bay window to front, coving, radiator

Living Room
19'0" x 10'4" (5.80 x 3.16)
Double glazed French doors to rear, feature electric fire place and surround, ceiling cornice, radiator

Kitchen
15'0" x 7'5" (4.58 x 2.27)
Contemporary kitchen fitted with a range of base and eye level wall units with roll edge work preparation surfaces over, inset one and half bowl composite sink and drainer unit, gas hob with extractor hood over, integrated oven, fridge freezer and dishwasher, ceramic tiled splashbacks, double glazed window to rear, inset spot lights to ceiling, fitted breakfast bar, radiator, door to;

Side Hallway
Part glazed doors to front and rear aspects, doors to;

Utility Room
4'3" x 7'1" (1.32 x 2.16)
Double glazed window to rear, plumbing for automatic washing machine, space for tumble dryer, roll top work preparation surfaces

W/C
.308'4" x 6'7" (.94 x 2.02)
Low level W/C, wall mounted wash hand basin, obscure double glazed window to front

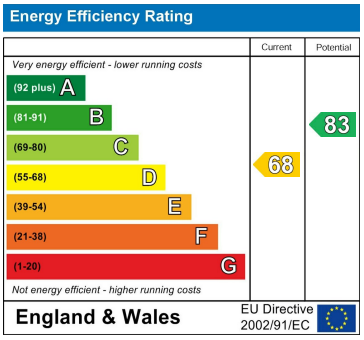
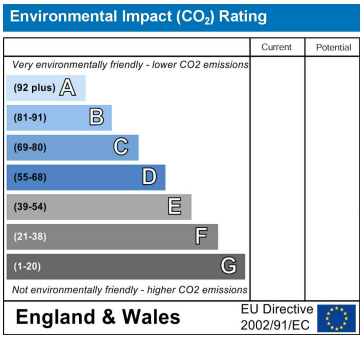
First Floor
Double glazed window to side, access to loft space, doors to;

Bedroom One
12'5" x 8'3" (3.81 x 2.54)
Double glazed window to rear, radiator, fitted wardrobes to one wall with sliding doors

Bedroom Two
8'11" x 12'5" (2.74 x 3.79)
Double glazed window to front, radiator

Bedroom Three
8'5" x 7'5" (2.57 x 2.27)
Double glazed window to side, radiator

Bathroom
5'6" x 5'4" (1.70 x 1.65)
Panelled bath with electric shower over, low level WC, vanity wash hand basin, double glazed window to front and side aspects, inset spotlights to ceiling, chrome towel radiator

Outside
Front - Large paved driveway for multiple vehicles, access to front entrance door
Rear - Enclosed rear garden mainly laid to lawn with remainder laid to decking

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