ONE2ONE
ESTATE AGENTS

74 Ashleigh Court, Cwmbran, NP44 6HG
Guide price £415,000

4 2 2 C

GUIDE PRICE £415,000-£425,000 Welcome to this delightful detached house located in the highly sought-after area of Ashleigh Court, Henllys. This spacious family home boasts an impressive layout, featuring two generous reception rooms that provide ample space for both relaxation and entertaining. With four bedrooms, this property is perfect for families looking for comfort and convenience.

The house includes two modern bathrooms, ensuring that morning routines run smoothly for everyone. The thoughtful design of the home allows for a harmonious flow between the living spaces, making it an ideal setting for family gatherings or quiet evenings in.

This charming home in Henllys offers a unique opportunity to enjoy a peaceful lifestyle while remaining close to the conveniences of Cwmbran. Do not miss the chance to make this lovely property your own.

MAIN DESCRIPTION

A well-presented detached family home situated in the sought-after area of Henllys, offering spacious and versatile accommodation ideal for modern family living. The property is ideally positioned for commuters, with good road links and bus routes nearby, while also being conveniently located close to local schools, shops and a range of everyday amenities. The accommodation briefly comprises an entrance hall with stairs rising to the first floor, leading into a spacious and light-filled lounge featuring a bay window to the front. The lounge benefits from doors opening into the dining room, which in turn provides access to the rear garden, creating a pleasant flow between the living and outdoor spaces. The modern fitted kitchen/breakfast room is well equipped with a range of wall and base units, a central island incorporating a useful breakfast bar, space for a fridge/freezer, integrated dishwasher and plumbing for a washing machine. A window and door overlook and provide access to the rear garden. There is also a further sitting room to the front of the property, providing a versatile additional reception room which could be utilised as a family room, home office, playroom or sitting room depending on individual requirements.

To the first floor are four bedrooms, with the master bedroom benefiting from its own en-suite shower room. The remaining bedrooms are served by a family bathroom comprising a bath, vanity wash hand basin and low-level WC, together with a window providing natural light and ventilation.

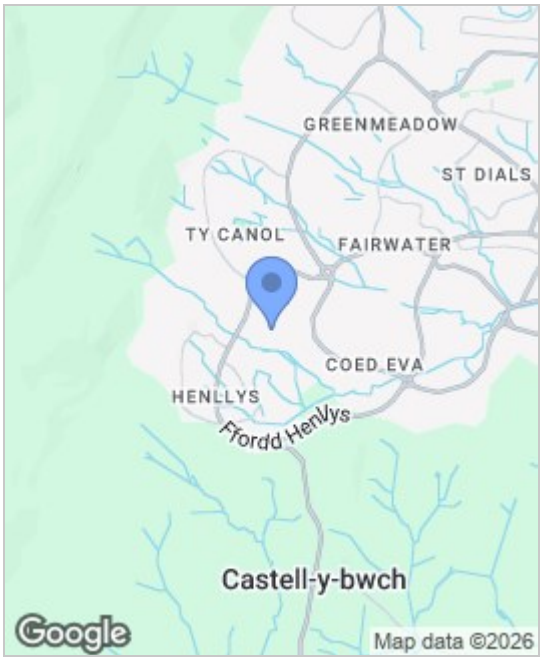
Externally, the property boasts a large rear garden featuring a patio area, lawn, established plants and shrubs, together with a garden shed providing useful storage. The garden also benefits from a mature tree which is subject to a Tree Preservation Order (TPO). This spacious detached family home offers excellent accommodation in a popular and convenient location and is sure to appeal to a range of buyers. An internal viewing is highly recommended to fully appreciate the size, layout and position of this lovely family home.

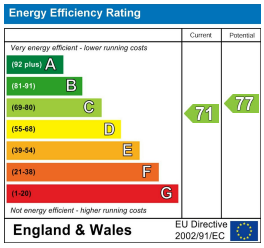
TENURE: FREEHOLD

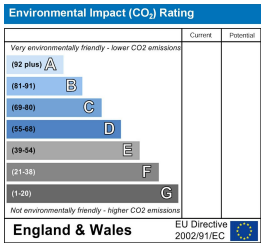
COUNCIL TAX BAND: E

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.

NB. Please note that regulations and legal requirements relating to property alterations may have changed over time. It is important to verify current planning permissions, building regulations, and any other relevant approvals with your local authority or a qualified professional before undertaking any work. This information is provided for general guidance only and should not be relied upon as up-to-date legal advice.







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.

5 - 7 New Street, Cwmbran, Torfaen, NP44 1EE
Tel: 01633 495 699
Email: enquiries@one2oneestateagents.co.uk