



## 31 The Beeches, Cwmbran, NP44 3LL

Asking Price £160,000

**\*\*NO ONWARD CHAIN\*\***

Situated in the sought-after residential area of The Beeches, Cwmbran, this well-presented TWO BEDROOM, END TERRACED property offers spacious accommodation throughout and is an excellent opportunity for first-time buyers, investors or those looking to downsize. Offered for sale with NO ONWARD CHAIN, the property is ready for immediate occupation and must be viewed to be fully appreciated. The ground floor accommodation comprises a bright and welcoming living room, providing an ideal space for relaxing and entertaining. To the rear of the property is a generously sized kitchen/diner offering ample space for dining and family living. French doors open directly onto the enclosed rear garden, allowing plenty of natural light and creating an ideal indoor/outdoor living space. To the first floor, the property benefits from two well-proportioned bedrooms, both offering good accommodation, alongside a useful study which would make an ideal home office, nursery or dressing room. Completing the first floor is a family bathroom suite. Externally, the property enjoys enclosed front and rear gardens, providing a safe and private outdoor space ideal for families, children or pets.

Conveniently positioned within close proximity to Cwmbran Town Centre, the property benefits from excellent access to a wide range of local amenities, schools and transport links, making it perfectly suited for commuters and growing families alike.

EPC Rating: D Council Tax Band: B



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

## Entrance

Part glazed front entrance door to;

## Entrance Hall

Obscure double glazed window to front, double radiator, under stairs storage space, stairs to first floor, two built in cupboards, door to;

## Living Room

13'3" x 11'4" (4.05 x 3.46)

Radiator, coving, electric fire place and surround, floor to ceiling double glazed window to front

## Open Plan Kitchen/ Diner

Fitted with a range of base and eye levels wall units with roll top work preparation surfaces over, stainless steel sink and drainer unit, space for gas oven, stainless steel filter hood over, plumbing for automatic washing machine, space for dishwasher, radiator, space for fridge freezer, coving, double glazed window to rear, ceramic tiled splash backs, part glazed door to rear, double glazed French doors to rear

## Kitchen Area

8'8" x 10'2" (2.65 x 3.11)

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## Dining Room Area

9'8" x 7'6" (2.97 x 2.29)

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## First Floor

Built in storage cupboard, doors to;

## Bedroom One

12'2" x 11'4" (3.72 x 3.46)

Double glazed window to front, radiator, coving, built in wardrobe

## Bedroom Two

10'9" x 9'6" (3.28 x 2.92)

Double glazed window to rear, radiator, coving, access to loft space

## Study

4'10" x 5'11" (1.49 x 1.81)

Double glazed window to front, wall mounted combi boiler

## Bathroom

4'8" x 8'3" (1.44 x 2.53)

Three piece suite comprising; panelled bath with shower over, low level WC, vanity wash hand basin, towel radiator, two obscure double glazed windows to rear

## Outside

Front - Enclosed front garden with wooden fencing, laid to lawn, side access to rear

Rear - Enclosed rear garden mainly laid to patio with remainder laid to artificial lawn, tap connected

## Tenure

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

