



## 35 Oxtens, Cwmbran, NP44 4TP

### Asking price £175,000



This semi-detached house presents an excellent opportunity for those seeking a new home. With no chain involved, you can move in without delay and start enjoying all that this property has to offer.

One of the standout features of this property is the enclosed rear garden, offering a private outdoor space for children to play, gardening enthusiasts to flourish, or simply for you to unwind after a long day.

In summary, this semi-detached house in Oxtens is a wonderful opportunity for anyone looking to settle in a vibrant community. With its spacious layout, enclosed garden, and the added benefit of no chain, this property is not to be missed. We invite you to come and see for yourself the potential this home holds.



## MAIN DESCRIPTION

Situated in a convenient and family-friendly location close to local schools, shops and everyday amenities, this attractive semi-detached property offers comfortable living with excellent transport links. A bus stop is located at the end of the road, and the property benefits from good road connections for easy commuting.

The accommodation begins with a welcoming entrance hall featuring a composite front door, useful under-stairs storage and staircase to the first floor. The ground floor also benefits from a convenient cloakroom comprising a low-level WC, pedestal wash hand basin and window.

To the rear of the property is a spacious kitchen/diner fitted with a range of base and wall units with work surfaces over, space for appliances, and windows and doors overlooking the rear garden. A door leads through to a separate utility room with plumbing for a washing machine. The generous lounge offers a bright and comfortable living space with doors opening onto the rear garden.

Upstairs, the first floor comprises three well-proportioned bedrooms and a family bathroom fitted with a corner bath with electric shower over, wash hand basin, low-level WC and a window to the front.

Externally, the enclosed rear garden features fenced boundaries with a side gate for access and is mainly laid to lawn with a patio area, ideal for outdoor dining and entertaining.

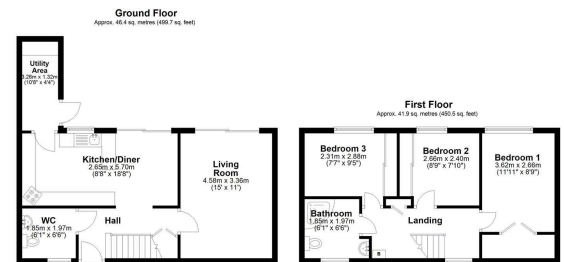
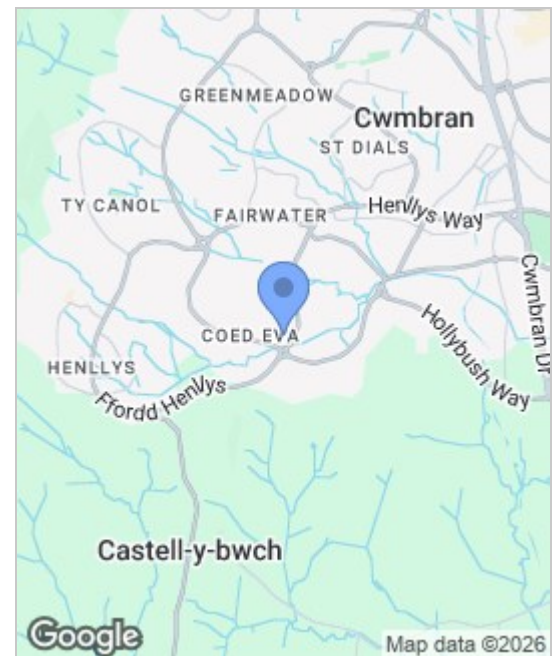
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Offered to the market with no onward chain, this property presents an excellent opportunity for first-time buyers, families or investors alike.

TENURE: FREEHOLD

COUNCIL TAX BAND: B

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.



Total area: approx. 88.3 sq. metres (950.3 sq. feet)

