



**45 Chepstow Rise, Croesyceiliog, Cwmbran, Gwent NP44 2PZ**  
**Guide Price £180,000**

GUIDE PRICE: £180,000 - £190,000

A well-presented THREE BEDROOM, MID-TERRACE home situated in the sought-after area of Croesyceiliog, offering an excellent opportunity for first-time buyers. Finished to a move-in-ready standard, the property features contemporary décor and modern fittings throughout.

The ground floor comprises a stylish fitted kitchen and a spacious living/dining room, providing the perfect space for everyday living and entertaining. To the first floor are three bedrooms, a family bathroom, and a separate WC.

Externally, the property benefits from an enclosed rear garden, ideal for relaxing, outdoor dining, and entertaining guests. Garage in a nearby block.

Conveniently located close to local schools, Cwmbran Town Centre, and excellent transport links including the A4042, this fantastic home is perfectly positioned for commuters and families alike.

Early viewing is highly recommended to fully appreciate all that this property has to 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

Part glazed front entrance door to:

## Entrance Hall

Stairs to first floor, radiator, doors to:

## Lounge

21'2" x 9'4" (6.46 x 2.87)

Double glazed window to front and rear, feature fire place with electric fire, two radiators, coving

## Kitchen

17'3" x 9'1" max (5.27 x 2.78 max)

Fitted with a range of base and eye level wall units, worktops over, inset stainless steel sink and drainer unit, inset gas hob with filter hood over and oven under, plumbing for automatic washing machine, inset fridge and freezer, under stairs storage, ceramic tile walls and flooring, double glazed window to rear and part glazed door to rear

## First Floor

Built in storage cupboard housing combi boiler, doors to:

## Bedroom One

14'4" x 9'8" (4.37m x 2.96m)

Double glazed window to front, radiator, coving

## Bedroom Two

5'11" x 11'3" (1.82m x 3.43m)

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

## Bedroom Three

8'9" x 6'5" (2.69m x 1.96m)

Double glazed window to rear, radiator, coving

## WC

Opaque double glazed window to rear, low level WC,

## Bathroom

Opaque double glazed window to rear, panelled bath with mains shower over, vanity wash hand basin, chrome towel radiator,

## Outside

Enclosed tiered rear garden, lower and top levels are laid to patio with remainder laid to lawn.

Single garage in nearby block

## Tenure

We have been advised that the property is Freehold, to be verified.

