



## 307 Llantarnam Road, Cwmbran, NP44 3BJ

### Asking price £170,000



This mid-terrace house on Llantarnam Road offers a perfect blend of comfort and convenience. With two inviting reception rooms, this property provides ample space for both relaxation and entertaining.

The location is particularly appealing, with local amenities and transport links just a stone's throw away, making daily life both easy and enjoyable. Whether you are looking to explore the nearby parks or enjoy the vibrant community, this property is well-situated to meet your needs.

This mid-terrace house is not just a place to live; it is a home where memories can be made. With its charming features and prime location, it presents an excellent opportunity for those looking to settle in a welcoming neighbourhood. Do not miss the chance to make this lovely property your own.



## MAIN DESCRIPTION

A terraced property located on the highly sought-after Llantarnam Road, offering an ideal opportunity for commuters with excellent road links and convenient bus routes nearby. The property is also within close proximity to local schools and a range of amenities.

The accommodation comprises an entrance hall with a useful understairs storage cupboard. To the front, there is a bright and spacious lounge featuring a bay window, allowing for plenty of natural light. The dining room provides access to the first floor and leads through to a generous lean-to area, currently utilised as a bar, offering versatile additional living space. The kitchen is fitted with a range of base and wall units and includes a gas hob, electric oven, plumbing for a washing machine, space for a fridge/freezer, and a breakfast bar.

To the first floor, there are two double bedrooms and a family bathroom comprising a corner bath with an electric shower over, pedestal wash hand basin, and low-level WC.

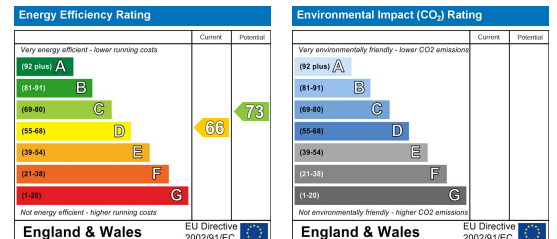
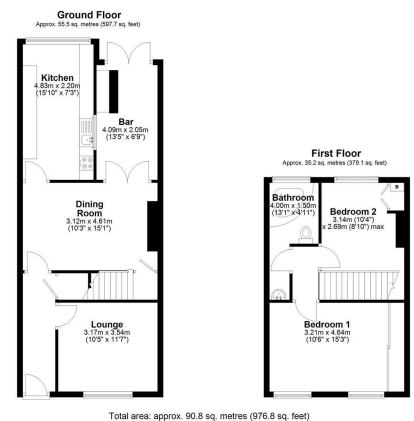
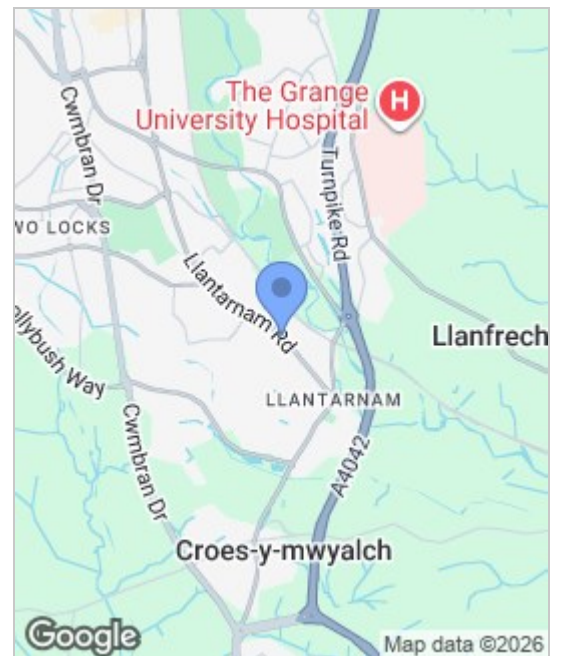
Externally, the property benefits from a large enclosed rear garden, featuring a patio area leading to a lawn and a lower decked seating area—ideal for outdoor entertaining.

Offered to the market with no onward chain, this property represents an excellent purchase for first-time buyers, downsizers, or investors alike.

TENURE: FREEHOLD

COUNCIL TAX BAND: C

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.



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