



8 Plas-Ty-Coch, Oakfield, Cwmbran, NP44 3EB

Guide Price £240,000

** GUIDE PRICE £240,000-£245,000 **

Nestled in the charming area of PLAS-TY-COCH, CWMBRAN, this delightful THREE-BEDROOM END OF LINK TERRACE presents an excellent opportunity for families seeking a spacious and comfortable home. The property boasts a generous layout, ideal for modern living, with a DRIVEWAY providing ample parking space. Upon entering, you are welcomed into a BAY FRONTED LOUNGE that is both inviting and spacious, perfect for family gatherings or quiet evenings. The open-plan lounge and dining area create a seamless flow, enhancing the sense of space and light throughout the ground floor. At the rear, a CONSERVATORY extends the living area, offering a tranquil spot to enjoy the landscaped gardens. The home features two well-proportioned DOUBLE BEDROOMS and a SINGLE BEDROOM, making it suitable for families of various sizes. The convenience of both GROUND and FIRST-FLOOR BATHROOMS adds to the practicality of the layout, ensuring that morning routines run smoothly. The landscaped gardens provide a lovely outdoor space for children to play or for adults to relax and entertain. This property is not only a home but a lifestyle choice, situated in a friendly neighbourhood with easy access to local amenities and transport links. In summary, this end-link terrace house in Cwmbran is a generous family home that combines comfort, style, and practicality, making it an ideal choice for those looking to settle in a welcoming community.

Council tax band C, EPC rating D



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Entrance Hall

Via composite front door, double glazed obscure window, tiled flooring, store cupboard, stairs to first floor and doors to;.

Ground Floor Shower Room

Shower cubicle with mains shower, low level W/C and wash hand basin with chrome mixer taps over. Fully tiled walls, obscure double glazed window to side aspect, radiator. Storage cupboard

Living Room

16'7" x 12'3" (5.07 x 3.75)

Bay fronted double glazed windows to front, gas fireplace (disconnected) into chimney breast (back boiler present). radiator. Open to kitchen/diner via archway.

Open Plan Kitchen/Dining Room

Fitted base and eye level wooden base storage units with black marble effect rolled worktops and stainless steel sink with drainer, chrome mixer taps over. Electric induction hob and double oven with integrated fridge/freezer, plumbing for washing machine. Double glazed windows to rear and side aspect with separate back door. Open to dining area, complete with patio doors into conservatory, radiator.

Kitchen

7'7" x 11'3" (2.33 x 3.45)

Dining Room

7'8" x 10'5" (2.34 x 3.18)

Conservatory

8'0" x 8'4" (2.46 x 2.55)

Additional conservatory living space to rear aspect with double glazed uPVC windows to surround. door to rear garden.

Bedroom One

10'1" x 12'3" (3.09 x 3.74)

Double bedroom to front aspect complete with double glazed window, storage cupboard over stairwell and radiator.

Bedroom Two

8'10" x 9'10" (2.70 x 3.01)

Double glazed window to rear, free standing wardrobes and radiator.

Bedroom Three

10'2" x 6'7" (3.11 x 2.02)

Double glazed window to front, radiator.

Bathroom

5'9" x 9'8" (1.76 x 2.97)

Bath with shower over, low level W/C and wash hand basin with mixer taps over and inbuilt storage. obscure double glazing window to rear and inset blinds. Spot lights to ceiling and radiator.

Outside

FRONT: Double gated driveway access from street. Landscaped

garden with planted greenery to boundary.

REAR: Patio area with a mixture of planted and potted plants/shrubbery. Slate chippings to borders of landscaped areas. Fenced boundaries, access to a brick build shed/work shop and rear lane.

Workshop

16'9" x 10'0". (5.11m x 3.05.)

Tenure

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

