



## 102 Henllys Way, Cwmbran, NP44 4HA

### Guide price £190,000



\*\*\* GUIDE PRICE £190,000-£200,000\*\*\* This charming end terrace house presents an excellent opportunity for families and first time buyers alike. The property boasts three well proportioned bedrooms, providing ample space for relaxation and rest. The inviting reception room serves as a perfect gathering space, ideal for entertaining guests or enjoying quiet evenings at home.

One of the standout features of this property is the large gardens, which offer a wonderful outdoor space for children to play, gardening enthusiasts to indulge their passion, or simply for enjoying the fresh air during the warmer months.

This delightful home must be viewed to fully appreciate its potential and the lifestyle it offers. With its appealing location and spacious layout, it is sure to attract considerable interest. Do not miss the chance to make this lovely house your new home.



## MAIN DESCRIPTION

Situated in a highly convenient location close to local schools, shops, amenities, and excellent transport links, this well maintained end terraced property occupies a desirable corner plot and is ideal for families, first-time buyers, or investors alike.

Upon entering, you're welcomed by an entrance hall with stairs rising to the first floor. The spacious open plan lounge/diner is flooded with natural light, featuring a charming bay window to the front and double doors that open seamlessly onto the rear garden—creating a perfect flow for indoor-outdoor living and entertaining.

The modern kitchen is well equipped with a range of wall and base units, contrasting work surfaces, a gas hob with electric oven, plumbing for a washing machine, and space for a fridge/freezer. Additional features include a handy pantry and under stairs storage cupboard, with a window and door providing direct access to the rear garden.

Upstairs, the property offers three well proportioned bedrooms and a stylish contemporary shower room, complete with a corner shower enclosure with power shower, vanity wash hand basin, low-level WC, and a rear-facing window offering natural light.

Externally, the property boasts a large enclosed front garden with a generous lawn and pathway leading to the entrance. To the rear, a substantial garden awaits—featuring a patio area perfect for outdoor dining, a spacious lawn ideal for children to play,

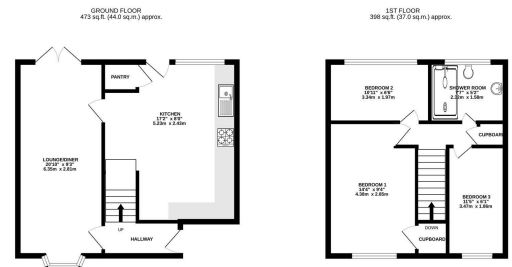
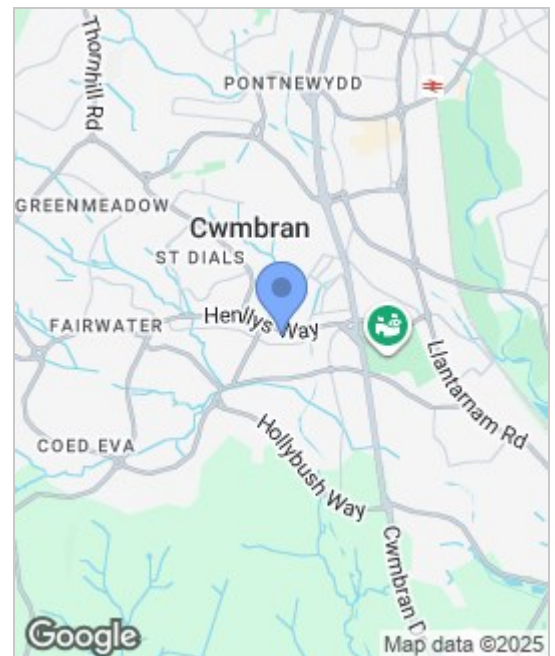
and a charming playhouse. A side gate provides convenient access.

Early viewing is highly recommended to fully appreciate the space, presentation, and potential this property has to offer.

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.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>82</b>	<b>England &amp; Wales</b>
		<b>67</b>	EU Directive 2002/91/EC

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