



16 Graig View Tram Road, Cwmbran, NP44 5AD

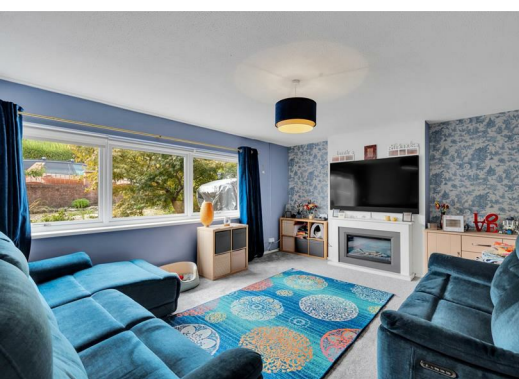
Asking price £280,000



Nestled on Tram Road in the charming area of Upper Cwmbran, this delightful semi-detached 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 for family and friends, ensuring a warm and welcoming atmosphere.

One of the standout features of this property is the off street parking and garage, a valuable asset in today's busy world. This ensures that you and your guests will have no trouble finding a place to park.

The surrounding area of Upper Cwmbran offers a friendly community vibe, with local amenities and green spaces nearby, perfect for leisurely strolls or family outings. With excellent transport links, you will find yourself well-connected to the wider region, making commuting a breeze.



MAIN DESCRIPTION

Situated in a popular location in Upper Cwmbran, this extended semi-detached family home offers well-presented and versatile accommodation, making it an ideal choice for families and a range of buyers. The property is conveniently located close to local schools, everyday amenities and excellent bus routes, while also benefiting from good road links providing easy access to surrounding areas.

The property is approached via an enclosed porch, providing a useful space for coats, shoes and outdoor essentials. The welcoming entrance hall has stairs rising to the first floor and leads through to the main living accommodation. The spacious lounge is bright and inviting, with a window overlooking the front aspect. To the rear, the dining room opens directly into the fitted kitchen, creating a sociable and practical space for everyday family life and entertaining. The kitchen is fitted with a range of base and wall-mounted units and benefits from an integrated fridge/freezer, plumbing for a washing machine and dishwasher, induction hob and electric oven. Ground floor wc comprising low level and wash hand basin. A window and doors provide views and access to the rear garden.

To the first floor, the landing provides access to the loft and leads to three bedrooms. Bedroom one benefits from useful storage, including a cupboard with hanging rail, along with a separate cupboard housing the central heating boiler. The family bathroom comprises a panelled bath with rainfall shower over, pedestal wash hand basin and

low-level WC, with a window providing natural light.

Outside, the enclosed rear garden has been designed with low maintenance in mind and features artificial grass and a decked seating area, providing a pleasant space for relaxing and entertaining. There is also useful side access.

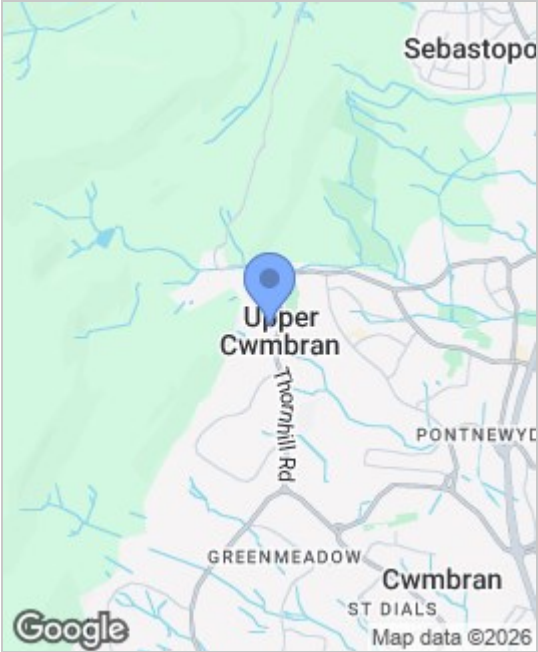
To the front of the property, there is off-road parking together with a garage, providing valuable additional storage or parking.

Offering spacious accommodation, a convenient location and excellent outdoor space, this extended family home is ideally positioned for access to local schools, amenities and transport links. An internal viewing is highly recommended to fully appreciate what this property has to offer.

TENURE: FREEHOLD

COUNCIL TAX BAND: D

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

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