



118 Liswerry Drive, Llanyravon, Cwmbran, NP44 8RH

£270,000

OFFERED FOR SALE WITH NO ONWARD CHAIN

Beautifully presented throughout, this spacious 3/4-bedroom MID-TERRACED property is situated in the highly sought-after residential area of Llanyravon, Cwmbran, offering a fantastic opportunity for families looking for a home that is ready to move straight into.

Designed with modern family living in mind, the property features a welcoming lounge and a generous kitchen/dining room, providing the perfect space for everyday life and entertaining. French doors open onto the rear garden, seamlessly connecting the indoor and outdoor spaces, making it ideal for hosting family and friends. The versatile ground floor also benefits from an additional reception room, which could be used as a fourth bedroom, home office, playroom, or snug to suit a variety of lifestyles.

Upstairs, there are three well-proportioned bedrooms and a contemporary family bathroom. To the rear, the enclosed garden provides a peaceful setting for relaxing, with direct access to a woodland area, creating an attractive outdoor retreat. Further benefits include a GARAGE located in a nearby block. Ideally positioned close to local amenities, Cwmbran Town Centre, excellent transport links, and well-regarded schools, this superb home combines space, versatility, and convenience in a popular family-friendly location.

EPC Rating: TBC, 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

Obscure double glazed window to front and side aspects, spot lights to ceiling, coving, stairs to first floor, doors to;

Living Room

13'8" x 11'3" (4.19 x 3.43)

Double glazed window to front, feature gas fire and surround, coving, double radiator

Open Plan Kitchen/Dining Room

Kitchen

16'5" x 12'0" (5.01 x 3.68)

Contemporary kitchen fitted with a range of base and eye level wall units, work preparation surfaces, inset single sink unit, gas hob, oven under and stainless steel filter hood over, plumbing for automatic washing machine, space for dishwasher, American style fridge/freezer to remain, inset spotlights, ceramic tile splashbacks, coving, radiator, opening to;

Dining Room

11'3" x 8'2" (3.45 x 2.50)

Double glazed French Doors and double glazed window to rear, door to:

Home Office/Bedroom Four

14'11" x 7'3" (4.57 x 2.21)

Double glazed window to rear

First Floor

Coving, doors to;

Bedroom One

11'3" x 11'0" (3.43 x 3.36)

Double glazed window to front, radiator, built-in cupboard, wardrobes to remain, coving

Bedroom Two

11'3" x 8'0" (3.43 x 2.44)

Double glazed window to rear, radiator, coving, built-in cupboard housing boiler

Bedroom Three

13'10" x 5'9" (4.23 x 1.76)

Double glazed window to front, radiator, access to loft space which is boarded with a pull down ladder

Bathroom

8'8" x 5'1" (2.66 x 1.56)

Three piece suite comprising; panelled bath with electric shower over, low level WC, pedestal wash hand basin, inset spot lights to ceiling, chrome towel radiator, obscure double glazed window to rear

Outside

Front - Paved path to front entrance door, remainder laid to lawn

Rear - Enclosed rear garden with wooden fencing, mainly laid to patio with established shrubs, summer house to remain with power and light connected, rear gate access to woodland

Tenure

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

Agents Note

We have been advised by the vendor that the roof was replaced in January 2020 and the property had a rewire in March 2018.

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

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

