



## Channel View, offers over £290,000

- Semi-detached house
- Modern fitted kitchen and utility room
- Two reception rooms
- Driveway and integral garage providing off road parking for multiple vehicles.
- Council tax band C
- Highly sought after location
- EPC Rating: C



 4  1  2



## About the property

This well-maintained semi-detached house, ideal for families, features four bedrooms, a modern kitchen with integrated appliances, two reception rooms, ample outdoor space with a garden, driveway, and garage, and is conveniently located near transport links, amenities, and schools. A must view.





## Accommodation

### Entrance Hallway

11' 9" x 5' 6" ( 3.58m x 1.68m )  
**Lounge**

24' x 13' 8" ( 7.32m x 4.17m )  
**Dining Room**

13' x 11' 8" ( 3.96m x 3.56m )  
**Kitchen**

11' 8" x 8' 5" ( 3.56m x 2.57m )  
**Utility Room**

9' 5" x 8' 5" ( 2.87m x 2.57m )  
**Integral Garage**

16' 1" x 6' 9" ( 4.90m x 2.06m )  
**Landing**

### Bedroom One

11' 8" x 11' 8" ( 3.56m x 3.56m )

### Bedroom Two

12' x 11' 6" ( 3.66m x 3.51m )

### Bedroom Three

11' 8" x 11' 6" ( 3.56m x 3.51m )

### Bedroom Four

8' 9" x 8' 9" ( 2.67m x 2.67m )

### Family Bathroom

9' x 8' 7" ( 2.74m x 2.62m )

01633 484855

cwmbran@peteralan.co.uk

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## Floorplan



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