



66 Coed Y Garn, Cwmbran, NP44 3FR

Guide price £290,000



GUIDE PRICE £290,000-£310,000 Nestled in the charming area of Coed Y Garn, St. Dials, Cwmbran, this well-presented detached house offers a delightful family home. With three spacious bedrooms, this property is perfect for those seeking comfort and style. The layout includes a welcoming reception room, ideal for relaxation or entertaining guests.

The house boasts two modern bathrooms, ensuring convenience for the whole family. The well-maintained interiors create a warm and inviting atmosphere, making it easy to envision your life here.

Outside, the property features ample parking space for up to three vehicles, a valuable asset in today's busy world.



MAIN DESCRIPTION

Situated in the sought-after St Dials area, close to Greenmeadow Community Farm, this well-presented three-bedroom detached family home enjoys excellent bus routes and convenient road links, making it ideal for commuters and families alike.

The accommodation begins with a welcoming entrance hall featuring stairs rising to the first floor. To the front of the property is a bright and comfortable lounge with a large window allowing plenty of natural light. To the rear, the modern open-plan kitchen/dining room provides an excellent space for both everyday living and entertaining. Fitted with a range of contemporary base and wall units, the kitchen includes a gas hob with electric oven, plumbing for both a washing machine and dishwasher, and space for a fridge/freezer. Windows and French doors open directly onto the rear garden, creating a seamless connection between the indoor and outdoor living spaces and making it the perfect setting for family gatherings and summer entertaining. A convenient ground floor WC completes the downstairs accommodation.

The first-floor landing provides access to the loft via a drop-down ladder. There are three well-proportioned bedrooms, with both the principal and second bedrooms benefiting from fitted wardrobes. The principal bedroom also enjoys the added luxury of an en-suite shower room, fitted with a shower cubicle, pedestal wash hand basin, low-level WC, spotlights, and a window for

natural ventilation.

The family bathroom is stylishly appointed and comprises a bath with rainfall shower over, pedestal wash hand basin, low-level WC, and spotlights.

Externally, the enclosed rear garden has been designed for low maintenance and offers a variety of outdoor spaces, including a patio area ideal for al fresco dining, decorative chippings, and a decked seating area. A side gate provides convenient access to the front of the property.

To the side of the home is a generous driveway providing off-road parking for up to three vehicles.

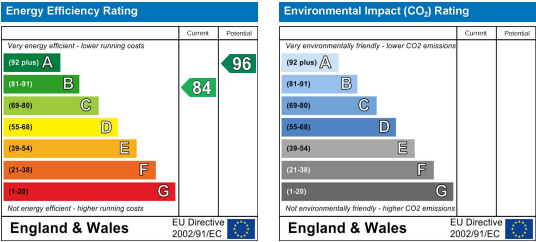
This fantastic family home is beautifully presented throughout and is ready to move straight into. Early viewing is highly recommended to fully appreciate everything this property has to offer.

NB. The property has a sprinkler system which needs to be serviced yearly.
NB. The site service charge is £23 pcm.

TENURE: FREEHOLD

COUNCIL TAX BAND: E

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.



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