Putting **you** & **your property** first

65 Liswerry Drive, Llanyravon, Cwmbran, NP44 8RD

Asking Price £179,950

NO ONWARD CHAIN
Located in the highly sought-after residential area of Llanyravon, Cwmbran, this TWO BEDROOM, MID-TERRACE home presents an excellent opportunity for first-time buyers, downsizers or investors.
The generous living room enjoys an abundance of natural light from windows to both the front and rear, creating a welcoming and versatile space for relaxing or entertaining. The fitted kitchen provides ample storage and worktop space and is complemented by a practical utility area, offering additional space. To the first floor are two well-proportioned double bedrooms, both offering comfortable accommodation with plenty of room for freestanding furniture. The accommodation is completed by a modern shower room fitted with a three-piece suite. Externally, the property benefits from gardens to both the front and rear. The enclosed rear garden is a particularly attractive feature, offering a generous outdoor space that is perfect for hosting family and friends.
Ideally positioned within easy reach of a range of local amenities and schools the property also benefits from excellent transport links and is just a short distance from Cwmbran Town Centre, making it a convenient location for commuters and families alike.

EPC Rating: D Council Tax Band: C

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Sage & Co Estate Agents. Registered in England & Wales - Company Number: 11494777

Entrance
Front entrance door to:

Entrance Hall
Opaque glazed window to front, radiator, stairs to first floor, doors to:

Living Room
16'4" x 11'4" (max) (5.00m x 3.47m (max))
Double glazed windows to front and rear aspects, radiator

Utility Room
Part glazed door to side, opaque single glazed window to front, wall mounted boiler

Kitchen
10'6" x 8'9" (3.21m x 2.68m)
Fitted with a range of base and eye level wall units, roll edge work preparation surfaces, inset stainless steel sink and drainer unit, gas hob, stainless steel filter hood over, oven under, under stair storage cupboard, ceramic tile splashbacks, part glazed door to rear, double glazed window to rear, radiator

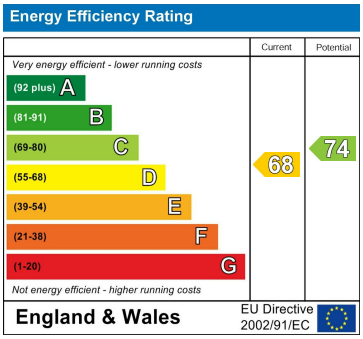
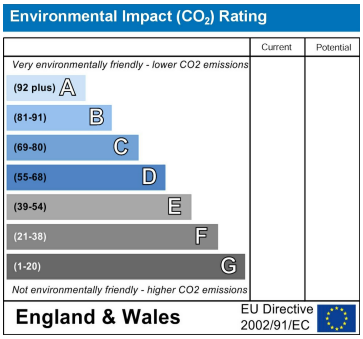
First Floor
Double glazed window to rear, doors to:

Bedroom One
16'4" x 9'6" (4.99m x 2.90m)
Double glazed window to front and rear aspects, radiator

Bedroom Two
9'8" x 8'11" (2.97m x 2.74m)
Double glazed window to front, radiator, two built in storage cupboards, access to loft space

Shower Room
6'4" x 5'5" (1.94m x 1.67m)
Three piece suite comprised: Mains shower cubicle, low level WC, pedestal wash hand basin, chrome towel radiator, opaque 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 lawn with the remainder laid to patio

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