ONE2ONE
ESTATE AGENTS

15 Parc Avenue, Cwmbran, NP44 1RU
Offers over £280,000

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Nestled in the area of Parc Avenue, Pontnewydd, this delightful double extended semi-detached house offers a perfect blend of comfort and convenience. With three well proportioned bedrooms, this property is ideal for families or those seeking extra space. The layout includes a welcoming reception room, perfect for relaxation or entertaining guests.

The house boasts two modern bathrooms, ensuring that morning routines are a breeze for all occupants. The thoughtful design of the property maximises space and light, creating a warm and inviting atmosphere throughout.

This semi-detached house on Parc Avenue is not just a place to live; it is a home where memories can be made. With its appealing features and prime location, it presents a wonderful opportunity for anyone looking to settle in the vibrant community of Cwmbran.

MAIN DESCRIPTION

This spacious and well presented double extended semi detached family home benefits from a double storey extension, offering generous living accommodation throughout. Situated in a convenient location close to schools, shops, local amenities, bus routes, and excellent road links, the property is ideal for families and commuters alike.

The accommodation begins with a welcoming entrance hall with stairs leading to the first floor. On the ground floor, you'll find a family bathroom fitted with a panelled bath and electric shower over, pedestal wash hand basin, low level WC, and a rear facing window.

The spacious lounge to the front features a wood burning stove, creating a cosy focal point, and a large window allows in plenty of natural light. To the rear, a modern fitted kitchen/dining room offers a range of base and wall units with work surfaces over, an induction hob, electric oven, and doors opening directly onto the rear garden. A separate utility room provides additional storage, plumbing for a washing machine, and space for a fridge/freezer.

Upstairs, the property offers three generously sized double bedrooms and a stylish shower room comprising a shower cubicle with rainfall shower, vanity wash hand basin, low level WC, and window.

Externally, the enclosed rear garden features a patio area, lawn, garden path, storage shed, and a side gate providing access to the front. The front of the property includes a driveway offering off-road parking for two vehicles.

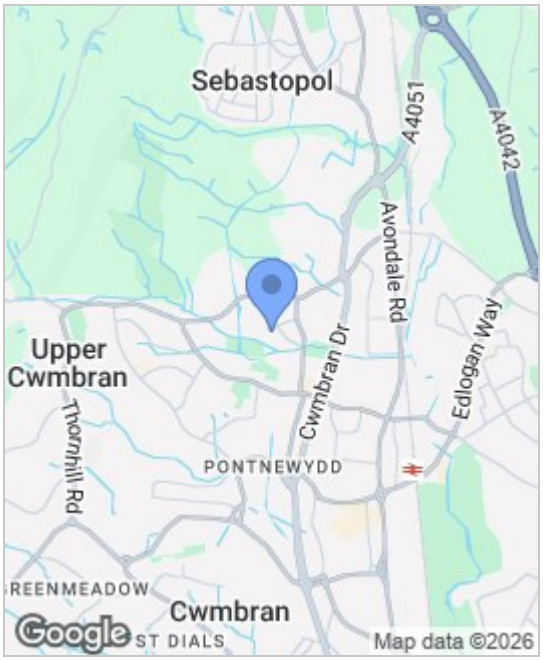
This extended family home offers both space and practicality in a sought-after location.

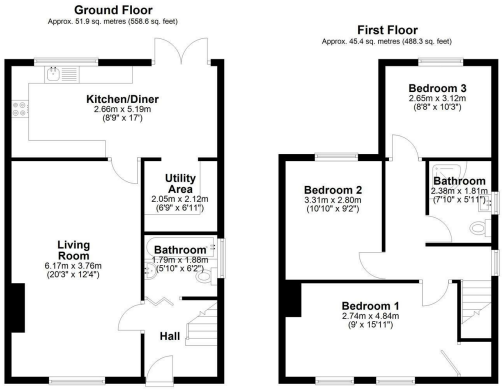
Viewing is highly recommended to fully appreciate all this property has to offer.

TENURE: FREEHOLD

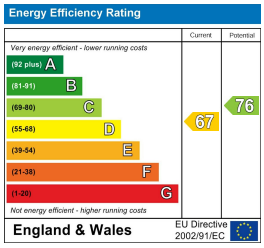
COUNCIL TAX BAND: C

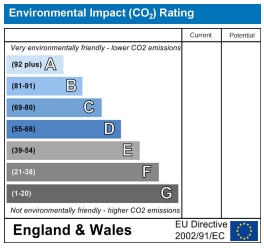
NB: One2One Estate Agents have been advised by the seller the details pertaining to this property. It is the buyer's responsibility to determine council tax band and tenure. We would encourage any interested parties to seek legal representation and obtain professional advice prior to purchase.





Total area: approx. 97.3 sq. metres (1046.9 sq. feet)





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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