



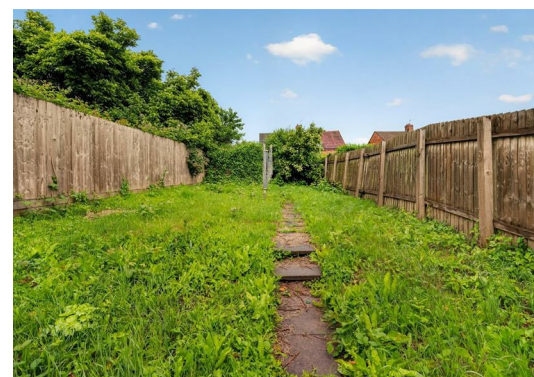
## 44 Orchard Lane, Cwmbran, NP44 1QD

Guide price £180,000



\*\*\*GUIDE PRICE £180,000-£190,000\*\*\* Situated in Orchard Lane, Cwmbran, this 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 two inviting reception rooms provide ample opportunity for relaxation and entertaining, making it easy to host friends and family.

Whether you are a first-time buyer or looking to settle down in a family-friendly area, this property on Orchard Lane presents a fantastic opportunity. With its spacious rooms and convenient location, it is sure to appeal to a wide range of potential buyers. Do not miss the chance to make this lovely house your new home.



## MAIN DESCRIPTION

Offered to the market with no onward chain, this well-presented three-bedroom property occupies a convenient location within easy reach of Cwmbran Town Centre. The home benefits from excellent local amenities, well-regarded schools, regular bus services, superb road links and is within walking distance of Cwmbran Railway Station, making it an ideal purchase for first-time buyers, families and commuters alike.

The accommodation is entered via a welcoming entrance hall with stairs leading to the first-floor accommodation.

The recently fitted kitchen has been thoughtfully updated and offers a range of modern base and wall-mounted units with complementary work surfaces. Integrated cooking facilities include an electric oven and induction hob, while there is space for a fridge/freezer and plumbing for a washing machine. A useful understairs storage cupboard provides additional practicality, and a window together with a door to the rear garden allows plenty of natural light and convenient external access.

The dining room enjoys views over the rear garden through a window, creating an ideal space for family meals and entertaining. To the front of the property, the spacious lounge provides a comfortable and relaxing living area, benefiting from a large window that allows natural light to flood the room.

To the first floor, the landing provides access to all bedrooms

and includes a useful cupboard housing the boiler. There are three bedrooms in total, with bedrooms one and three benefiting from built-in storage cupboards, helping to maximise floor space and functionality.

The family bathroom is fitted with a panelled bath with electric shower over, pedestal wash hand basin and low-level WC. Two windows provide excellent natural light and ventilation.

Externally, the property boasts a generous enclosed rear garden, predominantly laid to lawn, offering ample space for children to play, gardening enthusiasts to enjoy, or for the creation of outdoor seating and entertaining areas. The enclosed nature of the garden provides a safe and private environment for family living.

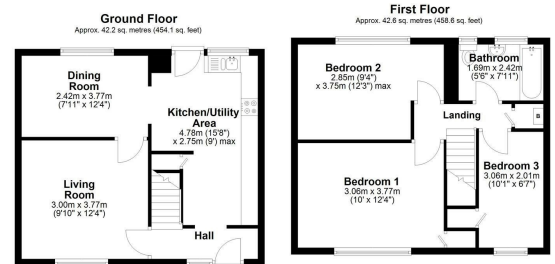
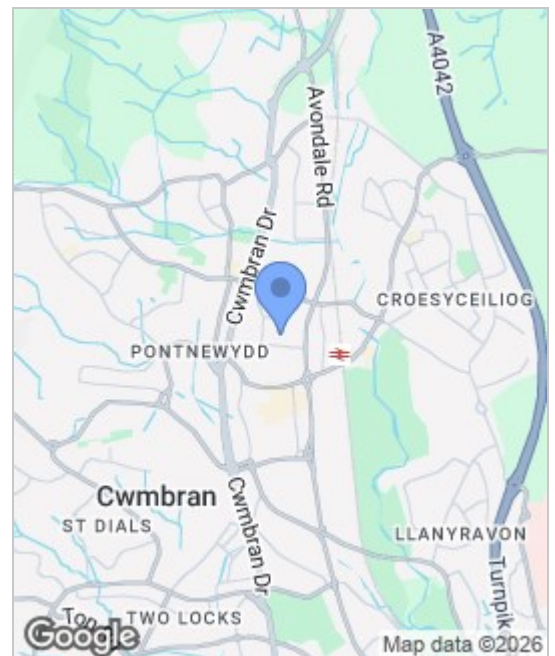
Combining a convenient location, modern fitted kitchen, spacious accommodation and a large rear garden, this attractive property offers an excellent opportunity for a range of purchasers.

Early viewing is highly recommended. No onward chain.

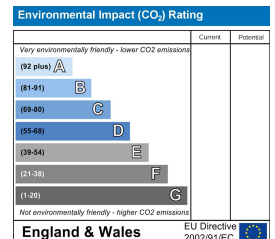
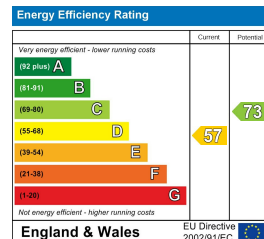
TENURE: FREEHOLD

COUNCIL TAX BAND: B

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. 84.8 sq. metres (912.7 sq. feet)



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