ONE2ONE
ESTATE AGENTS

3 Bath Green, Cwmbran, NP44 8US
Guide price £350,000

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GUIDE PRICE £350,000 - £360,000 This delightful detached bungalow offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking a peaceful retreat. The spacious reception room provides a welcoming atmosphere, perfect for entertaining guests or enjoying quiet evenings at home.

For those with vehicles, the property includes off street parking, adding to the convenience of this lovely home.

Set in a tranquil location, this bungalow is not only a comfortable living space but also a wonderful opportunity to enjoy the serene surroundings of Llanfrechfa. With its appealing features and prime location, this property is sure to attract interest from a variety of buyers. Do not miss the chance to make this charming bungalow your new home.

MAIN DESCRIPTION

Situated in the highly desirable area of Llanfrechfa, this superbly presented detached bungalow enjoys a convenient location close to well-regarded schools, local shops and everyday amenities. The property also benefits from excellent road connections and regular public transport links, making it ideal for commuters, while the nearby The Grange University Hospital provides added convenience.

Offering spacious and versatile accommodation throughout, this attractive home is perfect for families or downsizers.

The accommodation is entered via a welcoming entrance hall featuring a modern composite entrance door. The heart of the home is the impressive open-plan kitchen, dining and living area, designed with modern family living in mind. This bright and airy space offers an excellent range of base and wall-mounted units with complementary work surfaces, an induction hob and electric oven, together with space for a fridge/freezer. There is ample room for a family dining table and chairs as well as comfortable lounge furniture, creating a sociable and versatile living environment. There are patio doors that open seamlessly onto a substantial raised decked terrace, extending the living accommodation outdoors. Perfect for entertaining guests, summer barbecues, alfresco dining, or simply relaxing with family, the deck provides an elevated outlook over the garden and offers plenty of room for outdoor seating and dining furniture.

The useful utility room provides additional storage and practicality, with plumbing for a washing machine and a door giving access to the front of the property.

The accommodation further comprises three well-proportioned bedrooms, with the principal bedroom benefiting from fitted wardrobes. The family shower room is fitted with a shower cubicle, wash hand basin and low-level WC, while the main bathroom features a panelled bath, separate shower enclosure, twin wash hand basins, low-level WC and a window providing natural light and ventilation.

Outside, the property continues to impress. To the rear is a generous enclosed garden offering excellent privacy and space for all the family. The large decked seating area provides the perfect place to enjoy outdoor living, with steps leading down to an extensive lawn ideal for children to play or keen gardeners to enjoy. Beneath the decking is a useful sheltered area offering additional storage or potential for a covered seating space. Side gate access enhances convenience and practicality.

To the front of the property is ample off-road parking and a garage (not accessible by vehicle).

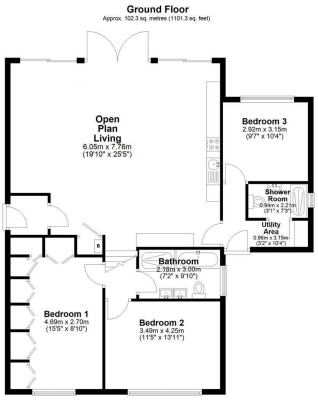
This exceptional detached bungalow combines stylish open-plan living, generous outdoor space and a highly convenient location. Early viewing is highly recommended to fully appreciate everything this wonderful home has to offer.Must be viewed to be fully appreciated.

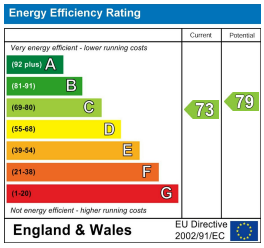
TENURE: FREEHOLD

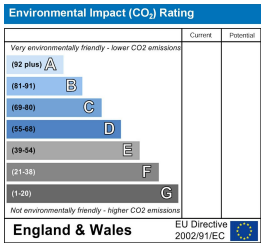
COUNCIL TAX BAND: E

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.

NB. Please note that regulations and legal requirements relating to property alterations may have changed over time. It is important to verify current planning permissions, building regulations, and any other relevant approvals with your local authority or a qualified professional before undertaking any work. This information is provided for general guidance only and should not be relied upon as up-to-date legal advice.







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