



9 Station Road, Cwmbran, NP44 1NY

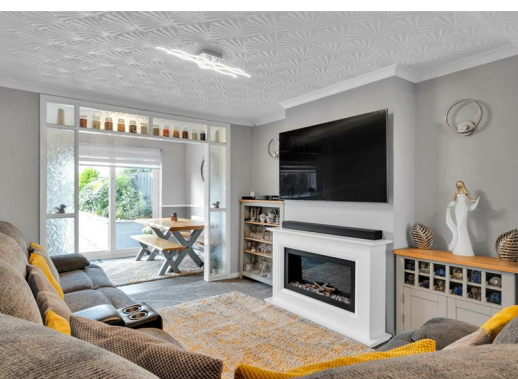
Guide price £250,000



*** GUIDE PRICE £250,000 - £260,000 *** Located on the charming Station Road in Pontnewydd, Cwmbran, this delightful semi-detached house presents an excellent opportunity for families and first-time buyers alike. The property boasts three well-proportioned bedrooms, providing ample space for relaxation and rest. The inviting reception room serves as a perfect gathering space for family and friends, ensuring a warm and welcoming atmosphere.

One of the standout features of this property is the off road parking available, a rare find in many urban settings. This added convenience allows for easy access and peace of mind, particularly for families with multiple cars.

The location itself is a significant advantage, with local amenities, schools, and transport links within easy reach, making daily life effortless. Whether you are commuting to work or enjoying the local parks and shops, everything you need is just a stone's throw away....



MAIN DESCRIPTION

One2One are delighted to present this extended & Immaculately Presented Three-Bedroom Semi-Detached Family Home.

A beautifully renovated and extended semi-detached family home, offering spacious accommodation, a south-facing landscaped garden and driveway parking for two vehicles.

Situated within a popular residential area of Cwmbran, this attractive family home is ideally positioned for access to Pontnewydd Village, local amenities and Cwmbran Town Centre. Cwmbran Railway Station is also within easy reach, providing convenient transport links for commuters.

The property has been extensively renovated and improved by the current owners, with works carried out in 2020 including a new roof, windows and doors, modern kitchen and bathroom, driveway and a landscaped rear garden. The result is a well-maintained and comfortable home that is ready to move into.

Upon entering, the property offers a welcoming entrance hallway, leading into a generous lounge and a well-equipped fitted kitchen/breakfast room. The kitchen benefits from an integrated fridge and freezer, dishwasher, two recently installed ovens and a five-ring gas hob, making it an ideal space for family cooking and entertaining, with double glazed sliding doors leading to the rear garden.

A separate utility room provides valuable additional storage and practical space, while a convenient ground floor cloakroom completes the ground floor accommodation.

To the first floor are three well-proportioned bedrooms and a modern shower room. The two larger bedrooms both benefit from built-in wardrobes, providing excellent storage.

Externally, the property continues to impress with a secure, enclosed

south-facing rear garden, which has been thoughtfully landscaped to create an attractive and private outdoor space. The garden is ideal for children, entertaining or simply enjoying the sunshine throughout the day.

To the front, there is a private driveway providing off-road parking for two vehicles.

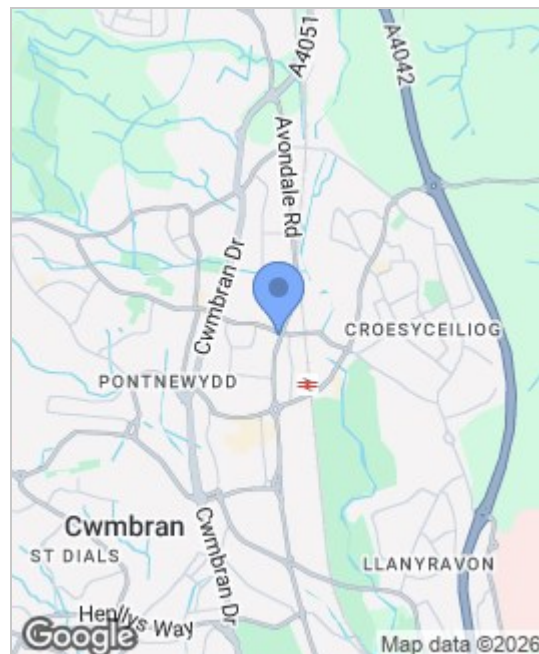
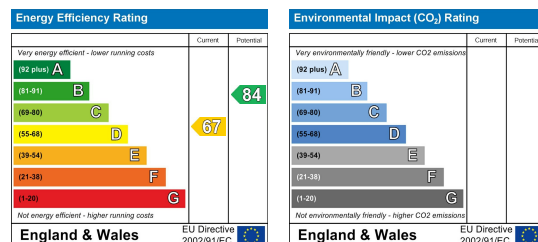
This is a superb opportunity to acquire a spacious, substantially improved family home in a sought-after and convenient residential location. Early viewing is highly recommended.

TENURE: FREEHOLD

COUNCIL TAX BAND: D

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.



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.