ONE2ONE
ESTATE AGENTS

38 Llanyravon Way, Cwmbran, NP44 8HW
Guide price £180,000

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GUIDE PRICE £180,000-£190,000 Located in the charming area of Llanyravon, Cwmbran, this mid-terrace house presents an excellent opportunity for both first-time buyers and those looking to invest in a new home. The property boasts three bedrooms, providing ample space for families or individuals seeking extra room for guests or a home office.

One of the standout features of this property is that it comes with no chain, allowing for a smoother and quicker transaction process. This is particularly advantageous for those eager to move in without the usual delays associated with property purchases.

In summary, this mid-terrace house on Llanyravon Way is a fantastic opportunity to secure a lovely home in a desirable location. With its three bedrooms, inviting reception room, and the added benefit of no chain, this property is sure to attract interest. Do not miss the chance to make this house your new home.

MAIN DESCRIPTION

Situated in the highly sought-after residential location of Llanyravon, this spacious three-bedroom property offers an excellent opportunity for buyers looking for a home with plenty of scope for modernisation and improvement. Conveniently positioned close to a range of local amenities, the property is within easy reach of schools, shops and everyday services, while the popular boating lake and other recreational amenities are also within walking distance. The property further benefits from good road links and regular bus routes, providing convenient access to Cwmbran and the surrounding areas.

Internally, the property is entered via a spacious entrance hall with stairs rising to the first floor and access to the principal accommodation. The lounge/diner is a generous reception room with a window to the front aspect and doors leading through to the rear conservatory, providing an additional versatile living space and access to the garden. The lounge/diner also opens through to the kitchen, creating a practical and sociable layout. The kitchen is fitted with a range of wall and base units, work surfaces and a double oven with gas hob, together with space for additional appliances and a window overlooking the rear garden. There is also a useful utility area providing further practical space.

To the first floor are three bedrooms and the family bathroom, which comprises a panelled bath, pedestal wash hand basin and low-level WC, with a window providing natural light. The property is in need of modernisation throughout, offering an excellent opportunity for the successful purchaser to update and personalise the accommodation to their own taste and requirements.

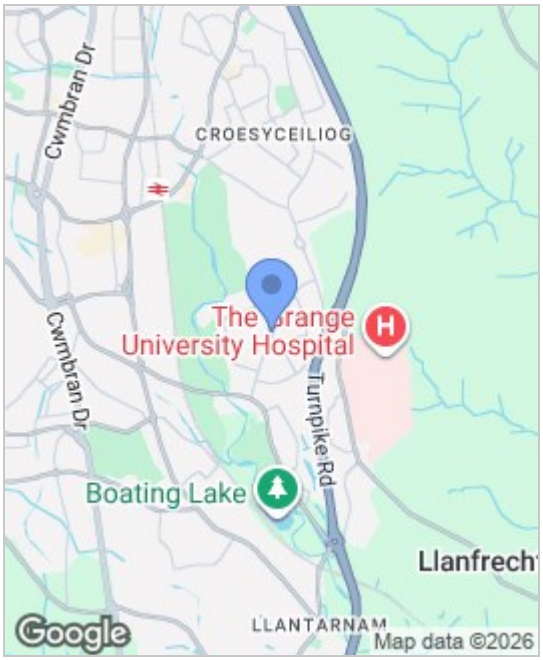
Externally, the property benefits from a particularly good-sized rear garden, comprising a paved patio area with steps leading to a further patio and a large lawn, offering excellent potential for outdoor entertaining, family use or gardening enthusiasts. To the front is an enclosed paved garden area, providing a low-maintenance approach to the property. Offered for sale with no onward chain, this spacious home represents an excellent opportunity to acquire a three-bedroom property in a popular and convenient location, with considerable scope for modernisation and improvement. Early viewing is highly recommended to appreciate the accommodation, location and potential on offer.

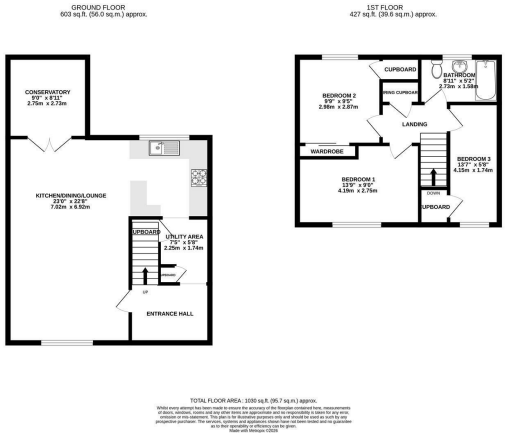
TENURE: FREEHOLD

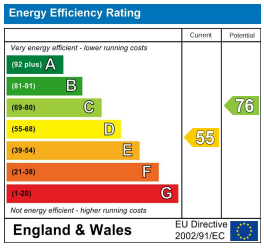
COUNCIL TAX BAND: C

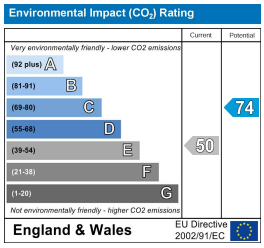
NB: One2One Estate Agents have been advised by the seller the details pertaining to this property. It is the buyer's responsibility to determine council tax band and tenure. We would encourage any interested parties to seek legal representation and obtain professional advice prior to purchase.

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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