



93 Bryn Milwr, Cwmbran, NP44 7UU

Guide price £210,000



GUIDE PRICE £210,000 - £220,000 This well presented mid-terrace home 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 three inviting reception rooms provide ample opportunity for relaxation and entertaining, making it easy to host friends and family.

Bryn Milwr is known for its friendly community atmosphere and is conveniently situated near local amenities, schools, and transport links, making it an excellent choice for those looking to settle in a vibrant area. This home presents a wonderful opportunity for anyone seeking a comfortable living space in a welcoming neighbourhood. Don't miss the chance to make this lovely house your new home.



MAIN DESCRIPTION

GUIDE PRICE £210,000 - £220,000 This well-presented split-level terraced home is situated in a convenient location close to local schools, shops, and amenities. Ideally located for commuters, the property offers excellent road links and nearby bus routes, providing easy access to surrounding areas.

The accommodation includes an entrance hall with stairs leading to the main living areas and a ground floor WC for added convenience. The spacious lounge is bright and airy, with a window to the front aspect allowing plenty of natural light.

On the lower level, there is a generous dining room with built-in storage cupboards and double doors leading to the conservatory. The conservatory overlooks the rear garden and has doors opening onto the decking area, making it an ideal space for entertaining or relaxing.

The fitted kitchen offers a range of base and wall units with complementary work surfaces, plumbing for a washing machine, space for a dishwasher, an integrated fridge/freezer, a gas hob with electric oven, and a window and door leading to the rear garden.

On the first floor, there are three well-proportioned bedrooms and a family bathroom fitted with a panelled bath with electric shower over, pedestal wash hand basin, low-level WC, and window.

To the rear is an enclosed, tiered garden with decking and steps

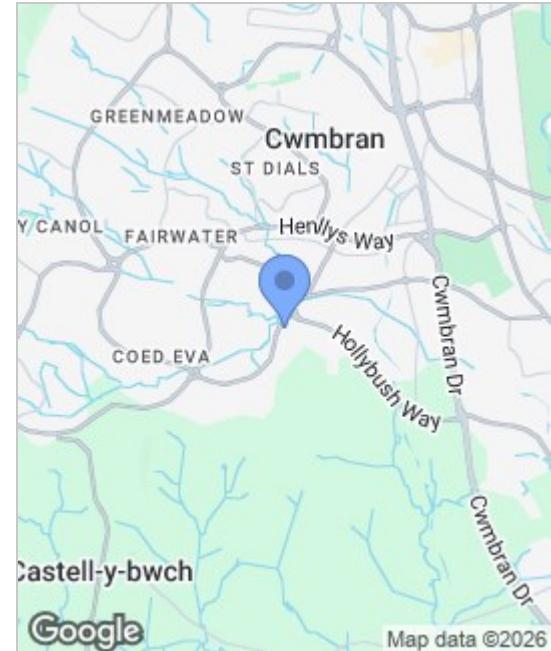
leading down to a lower level, providing a pleasant outdoor area for relaxation and entertaining.

Viewing is highly recommended to fully appreciate the space and layout this attractive home 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 FLOOR AREA: 88.0 sq.m (94.5 sq.m approx)

Whilst every care has been taken to measure the area of the property correctly, measurements are approximate and no responsibility will be accepted for any errors or omissions. The vendor is not liable for any loss incurred by prospective purchasers. The vendor and agent accept no responsibility for any inaccuracies contained in these particulars or for any inaccuracies in the measurements and they are not intended to form part of a contract.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		76	88
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			
England & Wales			

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.

5 - 7 New Street, Cwmbran, Torfaen, NP44 1EE

Tel: 01495219699

Email: Enquiries@one2oneestateagents.co.uk