



4 Wimbourne Rise, Cwmbran, NP44 5LJ

Guide price £240,000



Located in the charming area of Wimbourne Rise, Pontnewydd, this delightful extended house presents an excellent opportunity for families and individuals alike. With three well-proportioned bedrooms, this property offers ample space for comfortable living. The inviting reception room serves as a perfect gathering space, ideal for entertaining guests or enjoying quiet evenings at home.

Situated in a friendly neighbourhood, this property benefits from a sense of community while still being conveniently located near local amenities. Residents can enjoy easy access to shops, schools, and parks, making it an ideal location for families.

This home is not just a place to live; it is a place to create lasting memories. Whether you are looking to settle down or invest in a property, this house in Wimbourne Rise is a wonderful choice that combines comfort, convenience, and charm. Do not miss the chance to make this lovely house your new home....



MAIN DESCRIPTION

GUIDE PRICE £240,000 - £250,000 (offers in the region of) — One2One are delighted to offer for sale this beautifully presented and thoughtfully extended modern terrace property, ideally situated in a popular and convenient location close to local schools, shops and a range of everyday amenities. Stylishly presented throughout and offering well-planned accommodation, this lovely home is ready to move into and would be an excellent choice for families, first-time buyers or those looking for a home with that little bit of extra space.

Upon entering, you are welcomed into a bright entrance hallway with attractive LVT flooring continuing throughout the ground floor, creating a modern and practical finish. The lounge offers a comfortable and inviting space to relax and leads seamlessly into the impressive extended sunroom/dining room. This fantastic addition really sets the property apart, with bi-folding doors and Velux windows flooding the room with natural light, creating a bright and versatile space that is perfect for relaxing, entertaining or simply enjoying the garden throughout the year.

The contemporary kitchen is both stylish and practical, fitted with a range of modern high-gloss units providing an excellent amount of storage and generous worktop space. There is also ample room for freestanding appliances, making this a well-equipped and functional kitchen ideal for modern family life.

Upstairs, the property continues to impress with three well-proportioned bedrooms, offering comfortable and versatile accommodation for the whole family. The modern family bathroom completes the first floor, providing a fresh and practical space.

Outside, the property benefits from a front garden, accessed via a gate, providing an attractive approach to the property. To the rear, the attractive enclosed garden features a paved patio and lawned area, all enclosed by

timber fencing, providing a pleasant and private outdoor space that is ideal for relaxing, entertaining and enjoying the warmer months. The rear garden is also conveniently complemented by the additional space created by the extension.

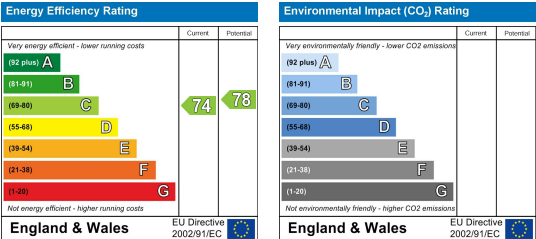
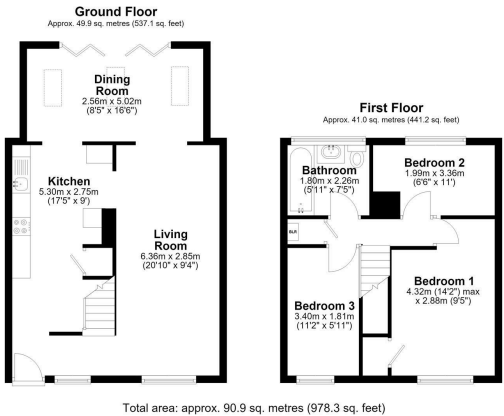
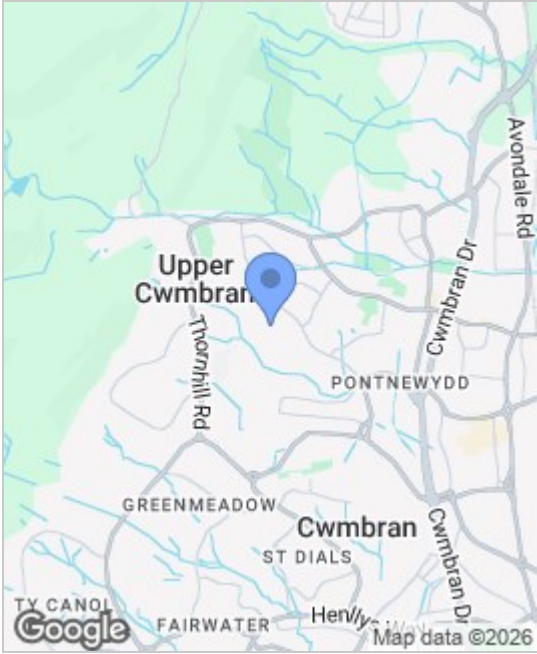
A fantastic opportunity to acquire a stylish, spacious and exceptionally well-presented home. Properties of this quality are sure to attract strong interest, so an early viewing is highly recommended to fully appreciate everything this impressive property has to offer.

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.

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