



## 14 Cocker Avenue, Cwmbran, NP44 7JL

Asking price £220,000



Located on Cocker Avenue, this semi-detached house offers four spacious bedrooms, the property is ideal for families or those seeking extra space for guests or a home office. The well-appointed reception room provides a welcoming atmosphere, perfect for entertaining or relaxing after a long day.

The house boasts first floor bathroom and ground floor bedroom with wet room, ensuring convenience for busy mornings and providing ample facilities for family and visitors alike. The layout of the home is thoughtfully designed, allowing for both privacy and communal living, making it a wonderful place to create lasting memories.

Cwmbran is known for its friendly community and excellent amenities, including shops, schools, and parks, all within easy reach. This property not only offers a comfortable living space but also the opportunity to enjoy the vibrant lifestyle that Cwmbran has to offer.



MAIN DESCRIPTION

Situated in a pleasant suburb of Cwmbran, this spacious four-bedroom semi-detached house offers an excellent opportunity for buyers seeking a property with substantial potential. Requiring updating throughout, the home provides an ideal blank canvas for those looking to modernise, improve and add their own personal style, creating a comfortable home tailored to their needs.

The property is approached via an entrance hall, leading into the fitted kitchen, which benefits from a built-in gas hob and electric oven. The lounge provides a generous living space and opens through to the dining room, creating a practical and sociable area for everyday living and entertaining. Also located on the ground floor is a bedroom, conveniently positioned adjacent to a wet room, making this an appealing feature for a variety of buyers.

To the first floor, the landing provides access to three further bedrooms and a family bathroom.

Externally, the property benefits from a rear garden with a paved patio area, providing a low-maintenance outdoor space with potential for further landscaping and improvement. Side access is also available, along with a useful garden shed for storage.

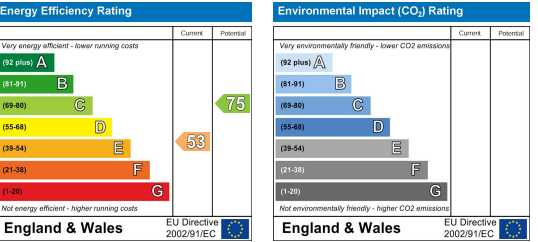
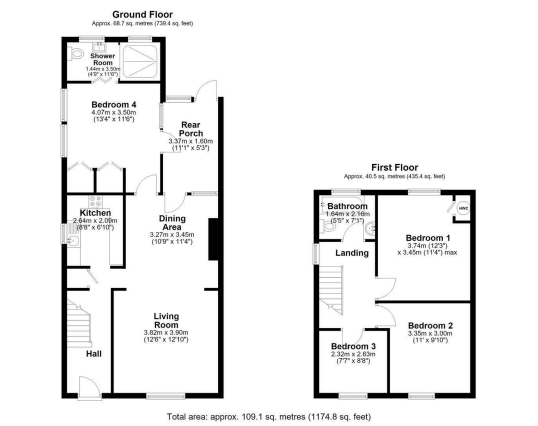
The location is well placed for local amenities and transport links. Cwmbran town centre is less than a five-minute drive away and offers a wide range of shopping facilities, supermarkets, restaurants and a cinema.

Cwmbran Stadium is within walking distance, while the nearby Monmouthshire Canal provides attractive routes for walking and cycling. The M4 motorway is also within easy reach by car, and rail services are available from Cwmbran Train Station.

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.



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.