ONE2ONE
ESTATE AGENTS



14 Sandybrook Close, Cwmbran, NP44 7JA
Asking price £180,000

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Nestled in the Sandybrook Close, Cwmbran, this end-terrace 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 personalisation. The inviting reception room serves as a perfect gathering space, ideal for entertaining guests or enjoying quiet evenings at home.

With no onward chain, this home offers a smooth transition for prospective buyers, allowing for a swift move-in process. The location in Cwmbran is not only peaceful but also well-connected, providing easy access to local amenities, schools, and transport links.

This property is a wonderful blend of comfort and convenience, making it a must-see for anyone looking to settle in a welcoming community. Don't miss the chance to make this delightful house your new home.







MAIN DESCRIPTION

Situated in a convenient location in Cwmbran, this generously proportioned three-storey family home offers well-balanced accommodation across three floors, making it an ideal choice for growing families. The property benefits from excellent road links, providing convenient access to surrounding towns and cities, making it particularly well suited to commuters. A range of local schools, shops and everyday amenities are also within easy reach, adding to the property's practical appeal.

The property is approached via a driveway providing parking for two vehicles, together with a garage. On entering, the spacious entrance hall provides a welcoming introduction to the property, with stairs rising to the first floor and useful under-stairs storage. The kitchen/diner is fitted with a range of wall and base units, complemented by a breakfast bar. There is an electric oven and hob, plumbing for a dishwasher and a wall-mounted boiler. A window and door provide natural light and access to the rear garden.

The first floor benefits from a spacious and light lounge, with a front-facing window and doors opening onto a Juliet balcony. Also located on this floor is Bedroom Three, which has a rear-facing window, together with a separate WC comprising a low-level WC and wash hand basin.

The second floor provides two further well-proportioned bedrooms and a family bathroom comprising a bath, separate shower cubicle, low-level WC and vanity wash hand basin, with a window providing natural light.

Externally, the rear garden is designed for ease of maintenance and is predominantly paved, fully enclosed and benefits from a side access gate. To the front, there is a driveway providing parking for two vehicles, as well as a garage.

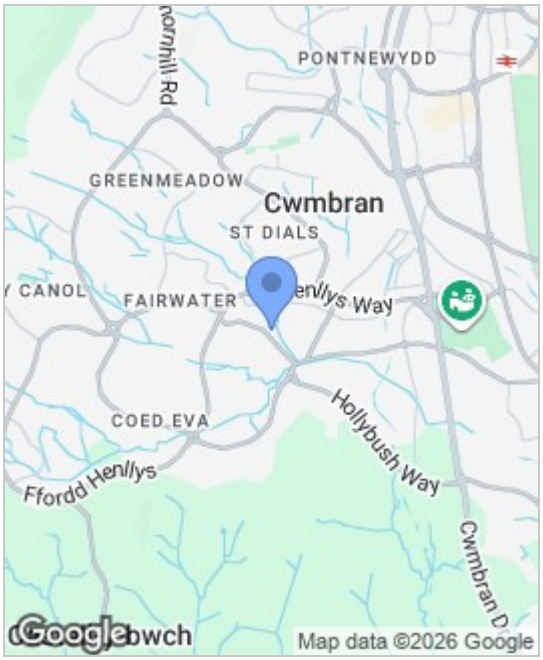
Conveniently positioned in Cwmbran, the property offers easy access to local schools, shops and everyday amenities, together with good road links to surrounding areas, making it an excellent choice for commuters. Offered with no onward chain, an internal viewing is highly recommended to fully appreciate the spacious accommodation and convenient location on offer.

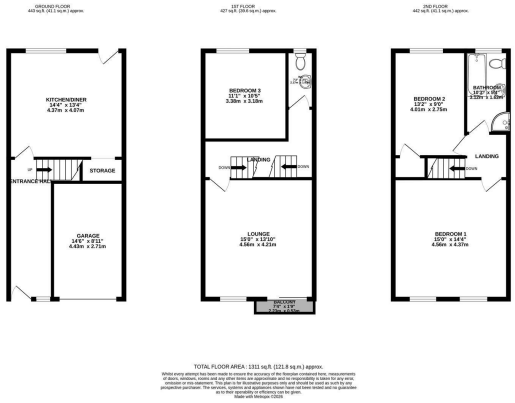
NB. We have been alerted that there is Japanese Knotweed present on the riverbank of the brook running near the property. This is on council land, and they have been treating it for the past 2 years. They have also confirmed they will continue to treat this until the Japanese knotweed is eradicated. The RCIS standard rating on this is a D, which is the lowest risk possible.

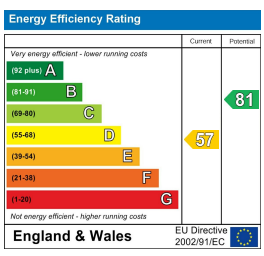
TENURE: FREEHOLD

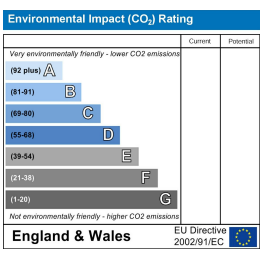
COUNCIL TAX BAND: C

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.









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5 - 7 New Street, Cwmbran, Torfaen, NP44 1EE
Tel: 01633 495 699
Email: enquiries@one2oneestateagents.co.uk