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ESTATE AGENTS

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Chapel Lane, Croesyceiliog, Cwmbran, Torfaen, NP44 2PW

FOR SALE
£169,950







- **PRIVATE REAR GARDEN**
- **NO ONWARD CHAIN**
- **SOUGHT AFTER LOCATION**

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Property Description

A fantastic opportunity to acquire a three bedroom mid terrace property situated in the popular residential area of Croesyceiliog. Offered to the market with the benefit of no onward chain, this home represents an appealing option for first time buyers, families looking to put their own stamp on a property, or investors seeking a rental opportunity.

The accommodation is arranged over two floors and offers a practical, well-balanced layout. To the ground floor, the property comprises an entrance hall, a living room and a kitchen, providing the essential spaces for everyday living. The living room offers a comfortable area for relaxing or entertaining, while the kitchen provides a functional space with scope for updating to suit modern tastes.

To the first floor, there are three bedrooms and a family bathroom. The bedroom arrangement gives flexibility for a range of buyers, whether used as sleeping accommodation, a home office, dressing room or nursery. The bathroom serves the first floor and, like the rest of the property, offers potential for modernisation.

Externally, the home benefits from a lawned garden to the front and an enclosed garden to the rear. The rear garden provides a private outdoor space with potential to create an attractive area for seating, planting or family use, while the front lawn adds kerb appeal and a welcoming approach to the property.

Although the property is in need of some modernisation, it offers excellent scope for improvement and personalisation. This makes it an ideal purchase for those looking to create a home tailored to their own requirements, or for landlords seeking a property with rental investment potential.

With its three bedroom layout, enclosed rear garden, popular location and chain-free status, this property full of potential and early viewing is recommended.

Living room
6.40 m x 2.80 m
The large light living room provides ample space for you to have a seperate dining area leading off the kitchen if desired. Windows to the front and rear mean that the room is flooded with natural light all day long with the rear window providing wonderful views to watch the world go by. Features: Wallpaper, laminate flooring, gas fire, artex ceiling & 2 radiators.





Hallway
2.70 m x 0.96 m
You enter the home to the hallway which provides access to the living room, utility room and stairs. A glazed front door and side panel mean this is a light and welcoming space. Features: Wallpaper, carpet, smooth ceilings and a radiator.



Utility room
1.70 m x 2.40 m
This versitile useful space links the kitchen to the hallway and front door of the home. Features: Vinyl flooring, wallpaper, artex ceiling, storage cupboard.



Kitchen
3.05 m x 2.40 m
A good size kitchen which is accessed off the living room or utility room. A rear glazed door and window allow in natural light. The current layout gives ample storage space and there is scope to reconfigure and add further units if desired. Features: Vinyl flooring, wallpaper with tiled splashback, smooth ceilings, plumbing for washing machine and both gas and electric supplies for the oven.





Bedroom 1
4.30 m x 2.90 m
The largest of the bedrooms gives flexibility when it comes to furniture layouts. The window to the front of the home gives a good amount of natural light making this the perfect room to relax. Features: Carpet, wallpaper, artex ceilings, built-in storage cupboard housing combi-boiler & radiator





Bedroom 2
1.90 m x 2.30 m
The second bedroom has a window to the rear offering great views. The room would make the perfect single bedroom, dressing room or home office. Features: Carpet, mixture of smooth and wallpaper walls, smooth ceiling & radiator.





Bedroom 3
3.30 m x 1.80 m
Bedroom 3 features a window to the front of the home and features a generous built in storage space. Features: Carpet, wallpaper, smooth ceiling & radiator.



Bathroom
2.40 m x 1.70 m
The family bathroom benefits from a large storage cupboard to keep all essentials hidden away. A bath with shower adds flexibility and the large window to the rear of the property bathes the room with light. Features: Vinyl flooring, mixture of tiled, wallpaper and smooth walls & smooth ceiling.











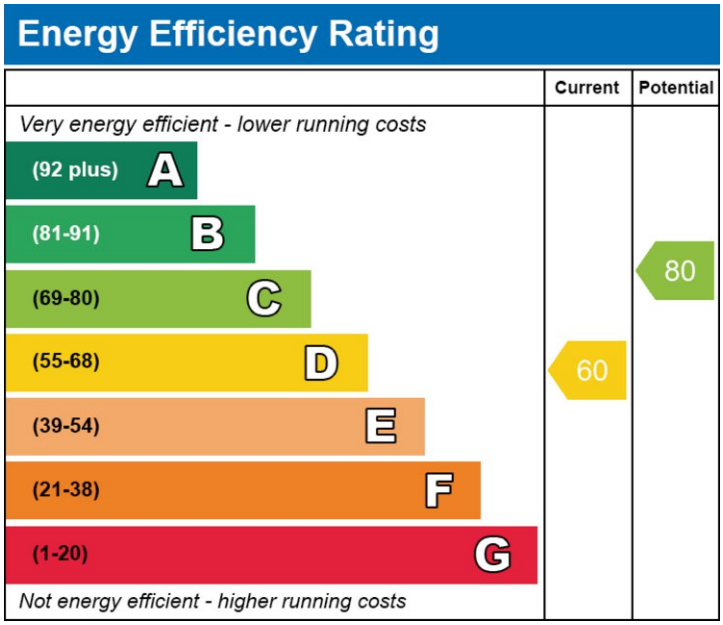








EPC



FLOORPLAN



Misdescriptions Act 1991

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Data Protection Act 1998

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