ONE2ONE
ESTATE AGENTS



# 3 Grove Place, Cwmbran, NP44 1RX
# Asking price £280,000

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This delightful end-terrace house presents an excellent opportunity for families and individuals alike. The property boasts three bedrooms, providing ample space for relaxation and rest. The inviting reception room serves as a perfect gathering space, ideal for entertaining guests or enjoying quiet evenings at home.

One of the standout features of this property is the large garden, which offers a wonderful outdoor space for children to play, gardening enthusiasts to indulge their passion, or simply for enjoying the fresh air during the warmer months.

This home is a must-view for anyone seeking a blend of comfort, space, and outdoor enjoyment in a friendly neighbourhood. With its appealing features and prime location, this property is sure to attract interest. Don't miss the chance to make it your own.







## MAIN DESCRIPTON

Situated in a convenient location close to local shops, schools and a range of amenities, this attractive end-terraced property offers generous accommodation and excellent transport links. With good road connections and regular bus routes nearby, the property is ideally positioned for commuters.

The accommodation begins with an entrance hall providing access to the first floor. The ground floor features a bright and spacious open plan lounge/diner with a bay window to the front, creating a welcoming and versatile living space.

To the rear, a breakfast room opens through to the fitted kitchen, which offers a range of base and wall units with work surfaces over, an electric double oven, induction hob, and plumbing for both a washing machine and dishwasher. A window and door to the side provide access to the garden. The property also benefits from a separate utility area with space for a tumble dryer and a door leading to the rear garden. A convenient ground floor WC comprises a low level WC and wash hand basin.

Upstairs, the first floor landing leads to two bedrooms, including a spacious main bedroom with fitted wardrobes. The well-appointed bathroom features a stylish freestanding claw-foot bath, double shower cubicle and a vanity wash hand basin incorporating a WC, with a window overlooking the rear. Stairs lead from the landing to an additional bedroom, offering flexible accommodation.

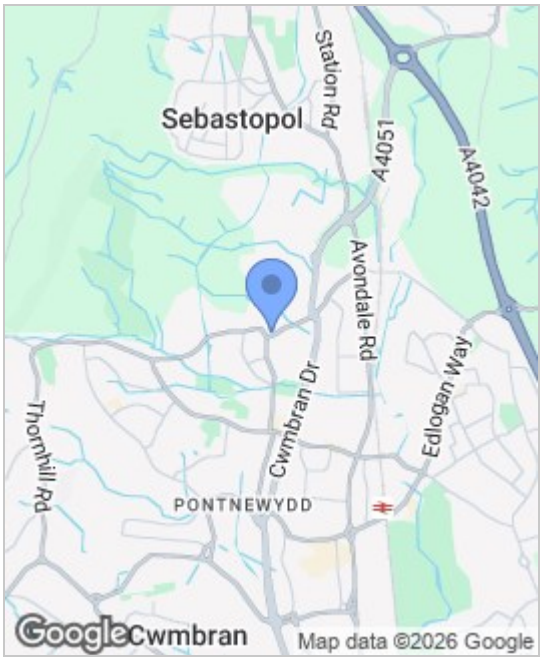
Externally, the property boasts a large enclosed rear garden, mainly laid to lawn, providing excellent outdoor space. Additional features include a shed with a sheltered seating or storage area and a side gate providing access to the front of the property.

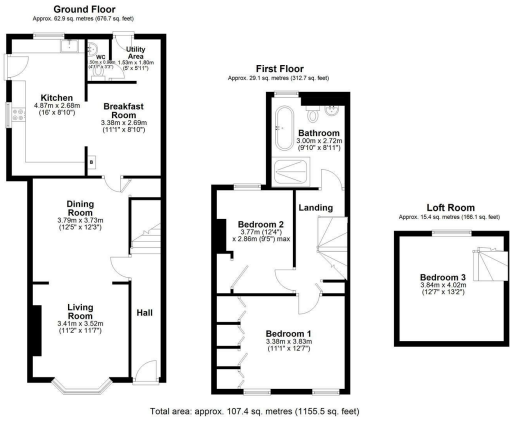
This spacious home offers a great blend of character and practicality and must be viewed to be fully appreciated.

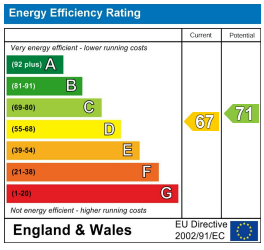
TENURE: FREEHOLD

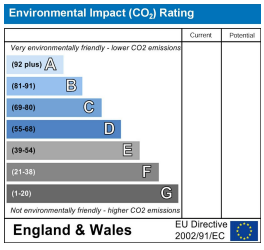
COUNCIL TAX BAND: C

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.

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