ONE2ONE
ESTATE AGENTS



204 James Prosser Way, Cwmbran, NP44 3FH
Asking price £420,000

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Nestled in the desirable area of James Prosser Way, Llantarnam, this well-presented detached house offers an ideal family home. With four spacious bedrooms, there is ample room for everyone to enjoy their own space. The property boasts two inviting reception rooms, perfect for entertaining guests or relaxing with family.

The layout of the house is both practical and appealing, providing a comfortable living environment. The two bathrooms ensure convenience for busy mornings and family life.

Outside, the property features parking for up to four vehicles, a valuable asset in today's busy world. This feature not only adds to the convenience but also enhances the overall appeal of the home.







MAIN DESCRIPTION

Situated in the highly sought-after area of Llantarnam, this well-presented detached family home, built to the popular Alderney style, offers spacious and versatile accommodation, making it an ideal choice for growing families and those seeking a comfortable and convenient lifestyle. Ideally positioned for commuters, the property benefits from excellent road links and convenient bus routes, whilst also being within easy reach of local schools, shops and a variety of everyday amenities.

The property is approached via a driveway providing off-road parking and leading to the garage. Internally, the accommodation is well proportioned and thoughtfully arranged, with bright and welcoming living spaces throughout.

Upon entering, the entrance hall provides access to the principal ground floor rooms, with stairs rising to the first floor and the added convenience of two useful storage cupboards. A ground floor cloakroom/WC is also provided. The spacious lounge is a particularly inviting reception room, enjoying plenty of natural light from the front-facing window, with doors opening out to the rear garden, creating a lovely connection between the indoor and outdoor living spaces. The separate dining room is also light and airy, benefiting from windows that allow natural light to flood the room, making it an ideal setting for family meals and entertaining guests.

The impressive modern fitted kitchen/breakfast room is undoubtedly a highlight of this lovely home. Offering an excellent range of contemporary wall and base units, the kitchen provides ample storage and generous worktop space, complemented by a central island which creates an attractive focal point and provides additional preparation space, making it perfect for both everyday family life and entertaining. The kitchen is further enhanced by a comprehensive range of integrated appliances, including a wine fridge, AEG double electric oven and microwave, induction hob, dishwasher, washing machine and fridge/freezer. Windows and doors overlooking and opening onto the rear garden ensure the room is wonderfully light and bright, whilst providing easy access to the outside space. The breakfast area offers a relaxed and sociable setting for informal dining, making this a practical yet stylish heart of the home.

To the first floor, the landing provides access to four good-sized bedrooms, all offering comfortable accommodation. Three of the bedrooms benefit from fitted wardrobes, providing useful built-in storage. The master bedroom further benefits from its own en-suite shower room, adding an extra touch of convenience and privacy. Completing the first-floor accommodation is the family bathroom, fitted with a panelled bath with shower over, pedestal wash hand basin and low-level WC.

Externally, the property continues to impress with an enclosed rear garden, offering an ideal space for families to enjoy and for entertaining during the warmer months. The garden features a paved patio area, lawn, established plants and a built-in barbecue, creating a lovely setting for outdoor dining and social gatherings. A pergola provides a sheltered seating area, perfect for relaxing outdoors whatever the occasion. There is also useful side access and a garden shed for additional storage.

To the front, a driveway provides convenient off-road parking and leads to the garage.

This attractive detached family home combines spacious accommodation, a superb modern kitchen/breakfast room and a delightful enclosed rear garden, all within a popular and convenient residential location.

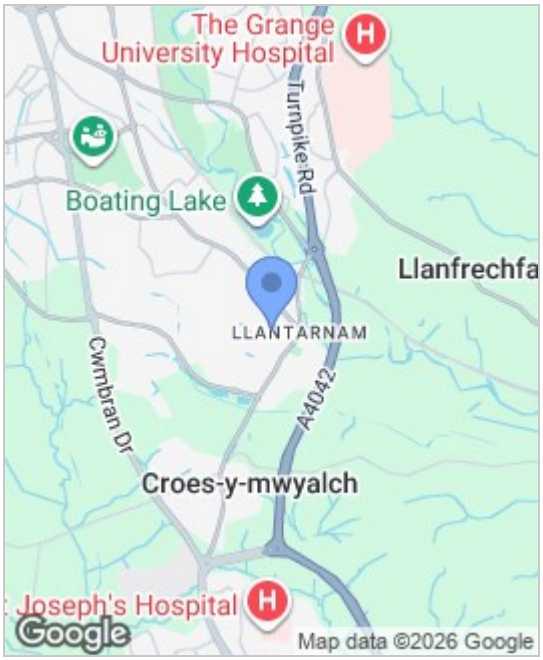
An internal viewing is highly recommended to fully appreciate the space, presentation and quality of accommodation this wonderful family home has to offer.

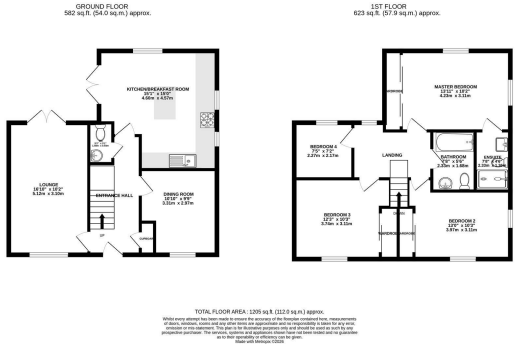
NB. THERE IS AIRCONDITIONING TO BEDROOMS ONE AND TWO

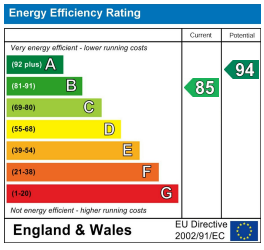
TENURE: FREEHOLD

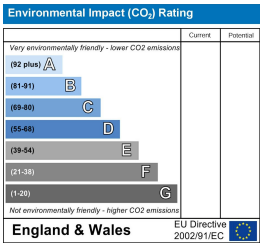
COUNCIL TAX BAND: F

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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