













## 34 Victoria Street, Cwmbran. NP44 3JN £195,000 Tenure Freehold

- DECEPTIVELY SPACIOUS TERRACED HOUSE
- EXTENDED FAMILY ACCOMMODATION
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- KITCHEN / BREAKFAST ROOM

- LOVELY FIRST FLOOR BATHROOM
- USEFUL LOFT AREA
- ENCLOSED PAVED REAR GARDEN
- LARGE GARAGE
- CONVENIENT LEVEL LOCATION

\* GUIDE PRICE £195,000 to £ 200,000 \* Located in Old Cwmbran this spacious family home is a stones throw from all amenities, close to canalside walks, Cwmbran stadium and a short walk to bus/train stations. The accommodation offered comprises; open plan ground floor via an entrance hallway, a lounge, dining room, breakfast room and kitchen. On the first floor are the 3 bedrooms and a well fitted bathroom. On the second floor via a fixed staircase is a multi purpose loft area with velux windows.

Gas central heating is via a combi boiler, the property is fully double glazed and also externally insulated. To the rear is a mostly paved, westerley facing garden with an access gate onto a service lane, a large  $17^7 \times 13^8$  block built garage with an area in front for additional parking, loft storage and power supply .

Must be viewed internally.

EPC D. Council Tax Band C. Freehold.

Services:

All mains services

Council Tax Band:

Tax Band C. Torfaen.

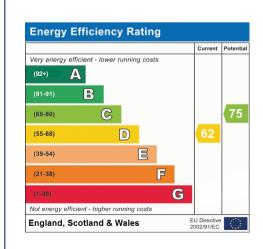












All room sizes are approximate. Electrical installations, plumbing, central heating and drainage installations are noted on the basis of a visual inspection only. They have not been tested and no warranty of condition or fitness for purpose is implied in their inclusion. Potential purchasers are warned that they must make their own enquiries as to the condition of the appliances, installations or any element of the structure or fabric of the property.

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