



51 Worcester Close, Llanyravon, Cwmbran.

NP44 8TE

£250,000

Tenure Leasehold

- EXTENDED SEMI DETACHED PROPERTY
- CONVENIENT LOCATION CLOSE TO CWMBRAN TOWN CENTRE
- GENEROUS PLOT WITH OPEN ASPECT TO THE REAR
- ENTRANCE PORCH & HALL
- LARGE LOUNGE OPEN TO DINING ROOM
- KITCHEN/BREAKFAST ROOM
- 3 BEDROOMS
- SHOWER ROOM
- USEFUL GARDEN STORE
- GARAGE IN NEARBY BLOCK

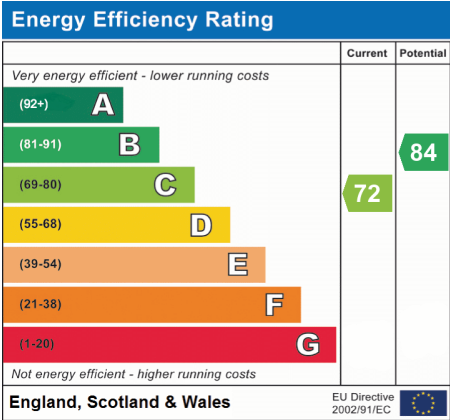
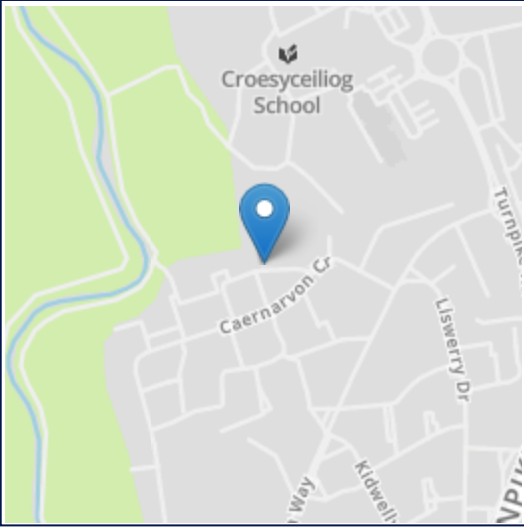
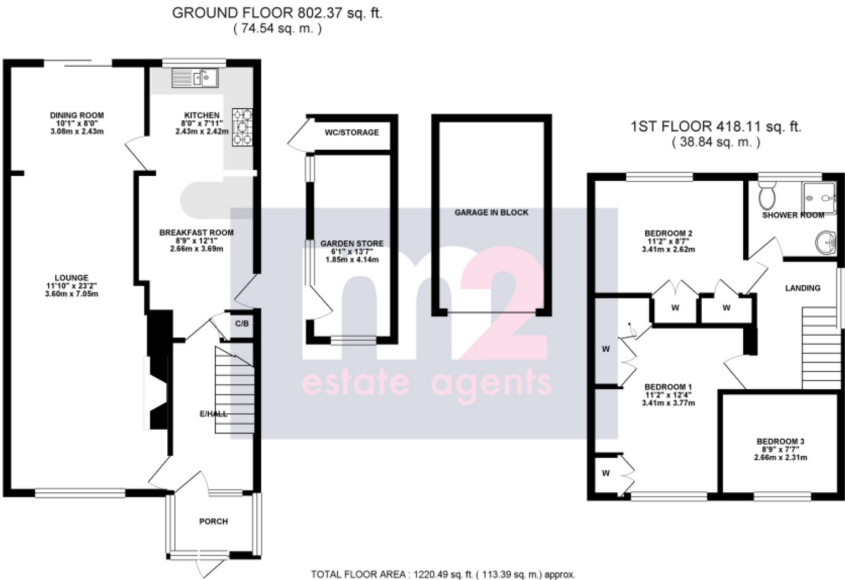
Situated within easy access of Cwmbran Town Centre, local schools and railway station, this greatly extended semi-detached property occupies a generous plot backing onto the local school and benefits from a garage located in a nearby block.

The property offers excellent family accommodation comprising: To the ground floor: An entrance porch and hall with stairs to the first floor. A spacious lounge opens to a dining room with outlook over the rear garden. As does the good size kitchen/breakfast room, fitted with an extensive range of wall & base units extending to a breakfast bar, ample space for a table.

To the first floor: A landing leads to three bedrooms and a family shower room.

Outside: To the front: A long garden laid mainly to lawn enclosed by fencing with a central pathway leading to the main entrance and side access. To the side of the property, a large useful garden store with plumbing for a washing machine and an attached former wc/store. To the rear: A patio area with steps leads up to another large garden again laid to lawn enclosed by fencing, pond. A garage is located in a nearby block.

Services:
All mains services connected
Council Tax Band:
D



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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I/We acknowledge that I/we have read and understand your terms
letter and that these property (51 Worcester Close, Cwmbran,
NP44 8TE) details have been checked and:

Are Correct

Are Correct with Attached Amendments

Signature _____ Print Name _____

Date _____

Signature _____ Print Name _____

Date _____