



GREENMEADOW, CWMBRAN

Offers over **£240,000**



76 MARLBOROUGH ROAD

Greenmeadow, Cwmbran, Torfaen NP44 5EP



Ideal family home or first time purchase
Close proximity to Cwmbran Town Centre
Modern Kitchen & Bathroom

Located in the sought-after area of Greenmeadow, Cwmbran, this well-presented three-bedroom link-detached property offers an ideal opportunity for families or first-time buyers alike. Just a stone's throw from Cwmbran Town Centre, the home enjoys excellent access to local schools, shops, and a variety of other amenities, making it a highly convenient and desirable location.

This attractive split-level home offers generous and versatile living space throughout. The accommodation includes a bright and spacious lounge, a modern fitted kitchen and a stylish family bathroom. The property also benefits from a convenient downstairs WC, adding to the overall practicality for everyday living.

All three bedrooms are well-proportioned, providing ample space for a growing family. Additional features include a private rear garden ideal for children or outdoor relaxation, driveway parking, and a garage offering secure storage or further potential.

Set within a friendly, established neighbourhood, this lovely home combines comfort, functionality, and location.



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KEY FEATURES

- Link detached
- Garage
- Split level property
- Ideal family home or first time purchase
- Modern kitchen & Bathroom
- Generous family lounge



STEP INSIDE



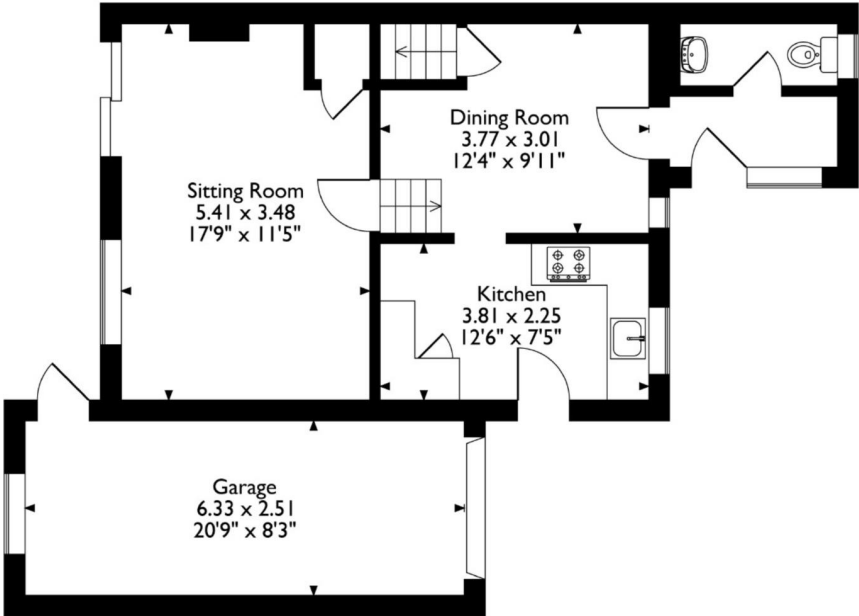
As you step through the front door of this charming home on Marlborough Road, you're welcomed into a light and practical porch area, offering access to a convenient downstairs WC ideal for guests and everyday use.

From here, you enter the main hall, which is currently utilised as a dining area, creating a warm and sociable space at the heart of the home.

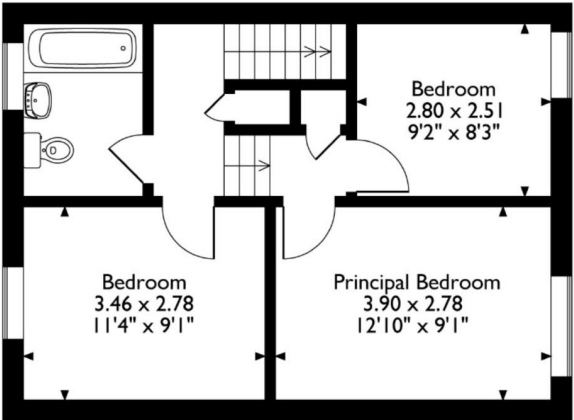
To the left, you'll find a modern and well-equipped kitchen with ample storage and worktop space.

Steps lead down into a generously sized lounge, a bright and comfortable space featuring French doors that open out to the private rear garden, seamlessly blending indoor and outdoor living.

Approximate Gross Internal Area
Main House = 88 Sq M/947 Sq Ft
Garage = 16 Sq M/172 Sq Ft
Total = 104 Sq M/1119 Sq Ft



Ground Floor



First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Back in the dining area, stairs lead you up to the upper levels of the home, where you'll find a stylish family bathroom and three well-proportioned bedrooms arranged over split levels.

This layout adds a unique character to the property while also offering flexibility and privacy ideal for growing families.

Every area of this home has been thoughtfully designed to maximise space and comfort, making it a fantastic choice for a first-time buyer or family alike.

STEP OUTSIDE



To the front of the property, you'll find a well-maintained lawn alongside a private driveway, offering off-road parking and access into the garage, ideal for additional storage or secure parking. The front garden adds a touch of kerb appeal and is neatly presented.

To the rear, the garden has been thoughtfully designed to create a relaxing outdoor space, perfect for both family life and entertaining. A raised decking area provides the ideal spot for al fresco dining or enjoying your morning coffee, while the lush lawn offers space for children to play or for garden enthusiasts to enjoy.

Steps at the rear lead up to an additional door into the garage, providing easy access from the garden. The outdoor space has been well cared for by the current owners and is ready to enjoy.

INFORMATION

Postcode: NP44 5EP

Tenure: Freehold

Tax Band: C

Heating: Gas

Drainage: Mains

EPC: D





DIRECTIONS

WHAT3WORDS: ///dish.sketch.hood



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-10)		
Not energy efficient - higher running costs		
England & Wales	59	75
EU Directive 2002/91/EC		

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