



## Waun Road

guide price £210,000- £220,000

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- Immaculately Presented Throughout
- Modern Kitchen & Bathroom
- Low Maintenance Landscaped Garden
- Generous Driveway Parking
- Sought-After Residential Location
- Excellent Transport Links to M4 & Rail Network
- Secure side entrance
- EPC Rating: C



**Pinkmove**

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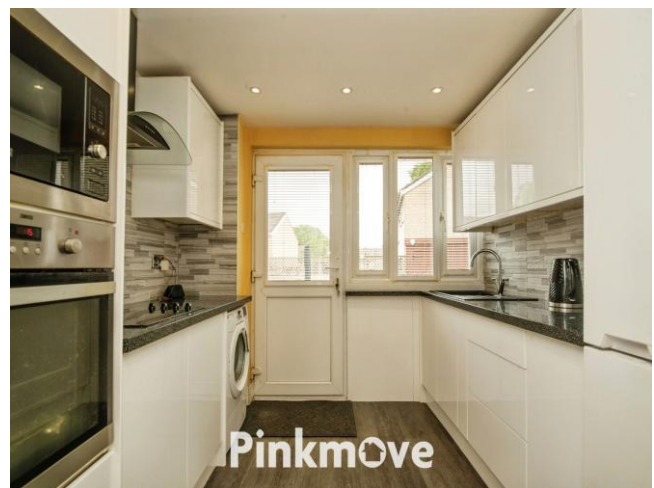


## About the property

Located on the ever-popular Waun Road in Cwmbran, this immaculately presented two double bedroom home is ideal for first-time buyers, downsizers or investors, offering practical and versatile accommodation throughout. The property comprises a bright living room, modern fitted kitchen, two double bedrooms and a stylish family bathroom with shower, perfectly suited to modern and everyday living.

The property further benefits from a well-maintained, low maintenance rear garden featuring a generous patio and raised decking area, ideal for outdoor dining and relaxing, along with decorative planting, secure fencing and a useful storage shed plus a larger shed, with full electricity. To the front, a driveway provides generous and convenient off-road parking.

Situated in a popular residential area, the property is close to Cwmbran Shopping Centre, well-regarded schools, local parks, and excellent transport links, including quick access to the A4042, M4 corridor and Cwmbran train station. Overall, a fantastic home in a convenient and sought-after location.





## Accommodation

Entrance Hall

Living Room

Kitchen

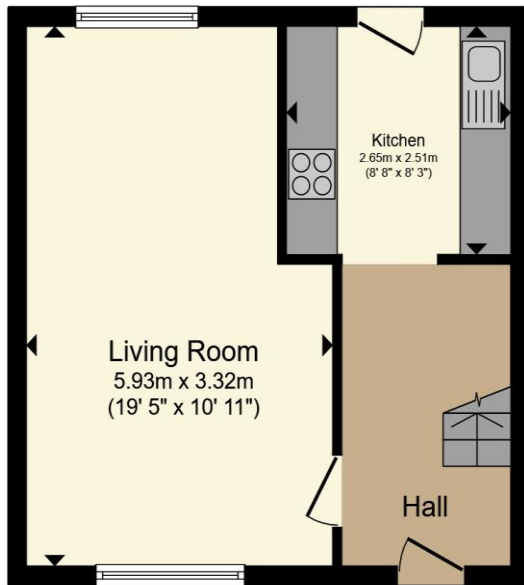
Landing

Bedroom One

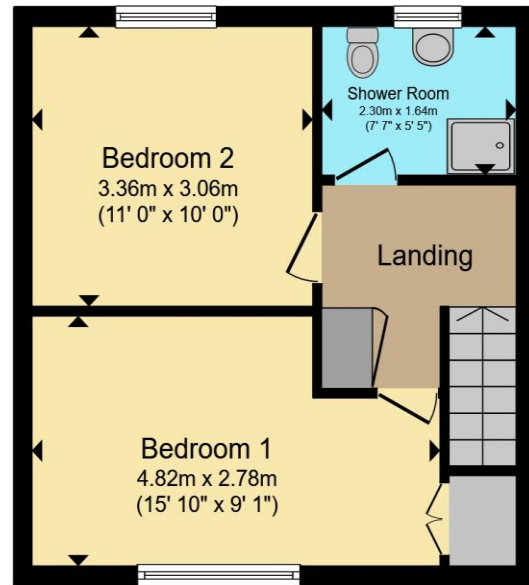
Bedroom Two

Family Bathroom

## Floorplan



**Ground Floor**



**First Floor**

Total floor area 67.8 sq.m. (730 sq.ft.) approx

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