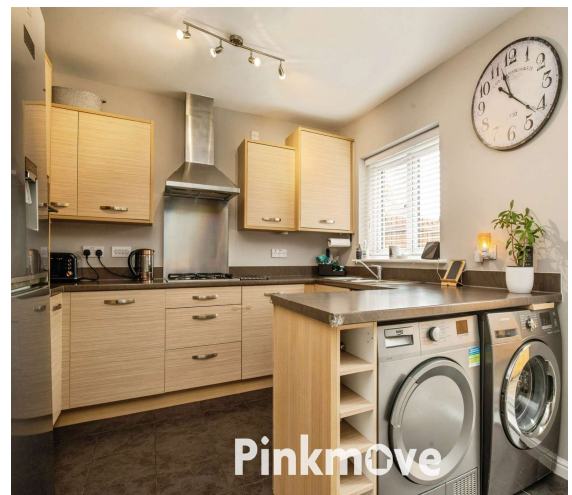




## Parc Panteg, guide price £220,000- £225,000

- Guide Price £220,000 to £225,000
- Three well-proportioned bedrooms
- En-suite to principal bedroom
- Modern fitted kitchen/diner with breakfast bar
- Ground floor cloakroom/WC
- Low-maintenance rear garden with patio
- Off-road parking
- Beautifully presented mid-terrace home
- EPC Rating: C



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team@pinkmove.co.uk



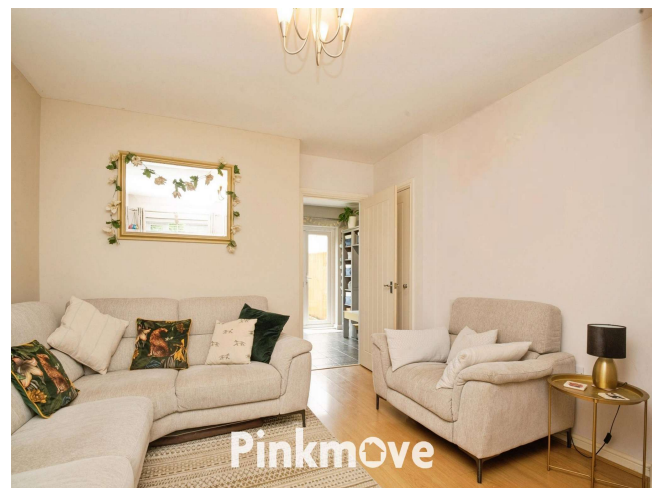
## About the property

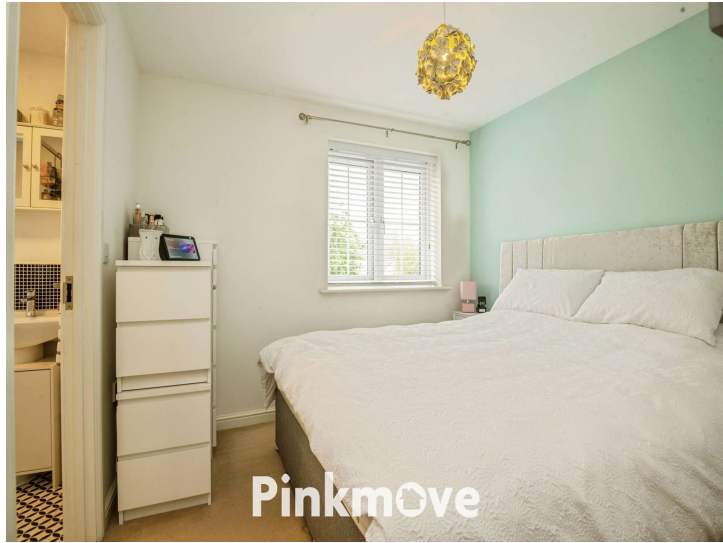
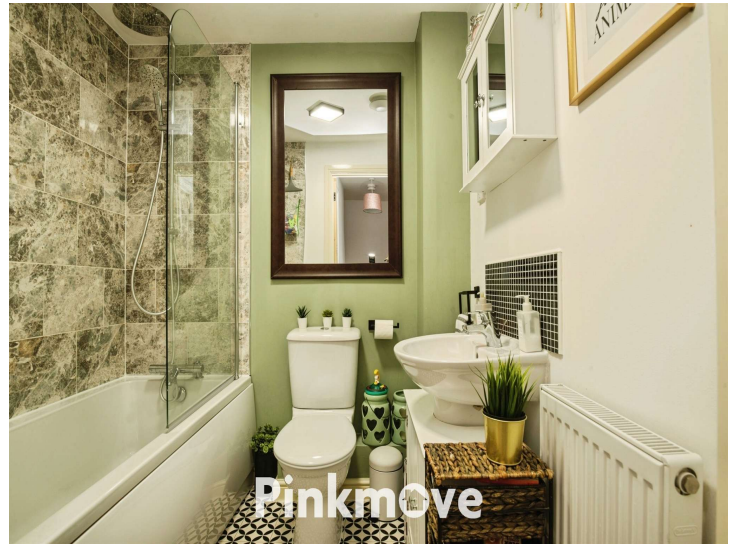
This beautifully presented three-bedroom mid-terrace property is situated in a highly sought-after location, offering an excellent opportunity for first-time buyers, families and commuters alike. Conveniently positioned close to local shops, reputable schools, and excellent transport links, the property is within easy reach of Cwmbran Town Centre, New Inn and Cwmbran railway stations, with the M4 motorway less than 10 miles away.

The well-maintained accommodation briefly comprises an entrance hallway with a useful cloakroom/WC fitted with a low-level WC and wash hand basin. The lounge is a bright and inviting space, ideal for both relaxing and entertaining, and leads through to a modern fitted kitchen/diner. The kitchen is well-equipped with a breakfast bar, space for a fridge/freezer, plumbing for both a washing machine and dishwasher, together with a gas hob and electric oven. The dining area offers ample space for a family dining table and chairs, with doors opening onto the rear garden, creating the perfect setting for modern family living and social gatherings.

To the first floor are three bedrooms, including a generous principal bedroom benefitting from its own en-suite shower room. The remaining bedrooms are served by a contemporary family bathroom comprising a low-level WC, pedestal wash hand basin, and a panelled bath with shower over.

Externally, the rear garden has been thoughtfully designed for low-maintenance enjoyment and features artificial lawn, a patio area,





## Accommodation

Lounge

Kitchen/Dining Room

Bedroom 1

En-Suite

Bedroom 2

Bedroom 3

Bathroom

Agents Note

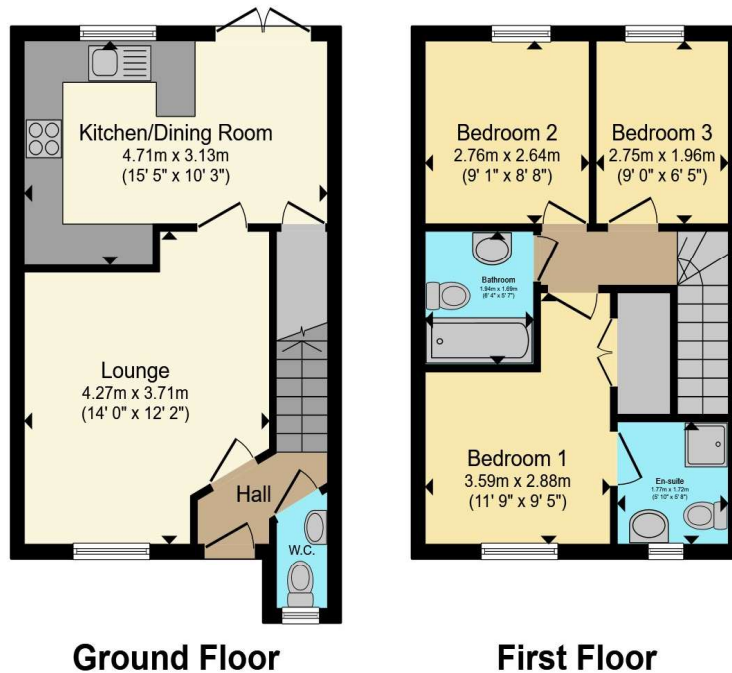
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead

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## Floorplan



Total floor area 69.2 sq.m. (745 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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## Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

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