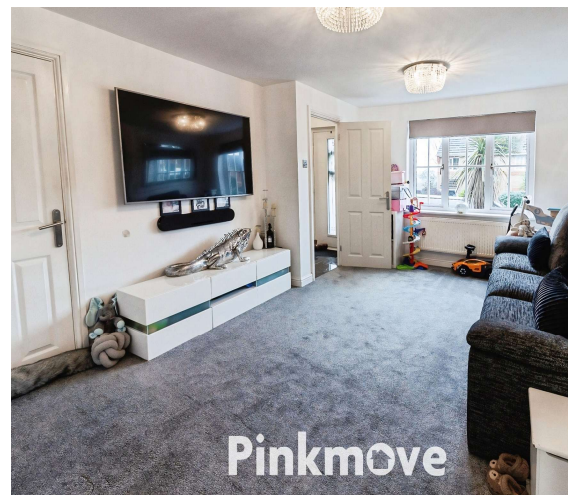




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Rosemead, offers over £260,000

- Multi-Function Room Own WC / Utility Area
- No Onward Chain
- Multi-car Driveway
- Versatile and Tiered Garden with Further Landscaping Potential
- Walking Distance to Multiple Schools
- Close to Shops, Leisure Facilities and Local Amenities and Excellent Transport Links
- EPC Rating: D



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About the property

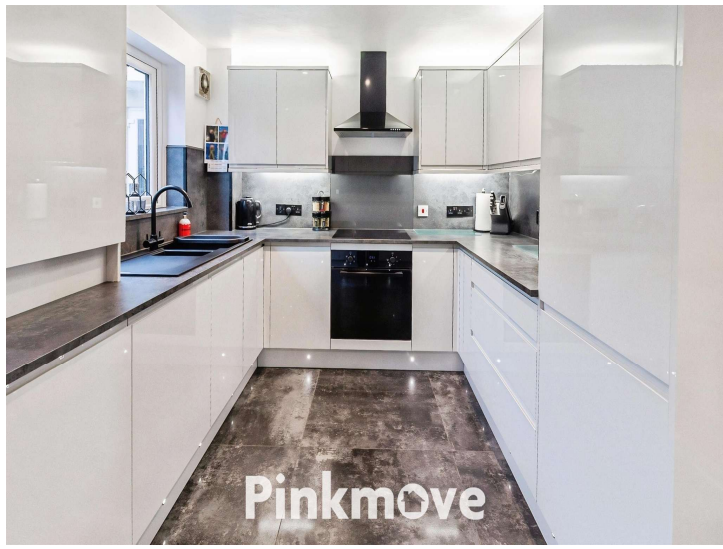
Situated in the residential area of Rosemead, Cwmbran, this beautifully presented three-bedroom semi-detached home benefits from excellent access to local shops, supermarkets, schools, public transport links and the M4, making it an ideal choice for families and professionals alike.

The accommodation comprises a bright and welcoming lounge and a contemporary kitchen fitted with modern units and generous worktop space. Double doors open onto the rear garden, creating a seamless connection between indoor and outdoor living.

Outside, the garden features a patio seating area and level lawn, with potential to create a tiered design. Positioned at the top of the garden, the impressive detached multi-function room which provides exceptional flexibility as a home office, gym, studio, playroom or entertainment space, complete with its own WC and utility area.

To the first floor are three well-proportioned bedrooms and a stylish family bathroom, while a spacious driveway provides off-road parking for multiple vehicles.





Accommodation

Lounge

15' 7" x 11' 10" (4.75m x 3.61m)
Max Measurements

Kitchen

8' 7" x 14' 11" (2.62m x 4.55m)

Garden Room

16' x 12' (4.88m x 3.66m)

Garden Utility / W C

2' 6" x 12' (0.76m x 3.66m)

Bedroom 1

12' 3" x 8' (3.73m x 2.44m)

Bedroom 2

9' 6" x 8' (2.90m x 2.44m)

Bedroom 3

8' 11" x 6' 9" (2.72m x 2.06m)
Max Measurements

Bathroom

6' 2" x 6' 7" (1.88m x 2.01m)

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.

Floorplan



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.