



3 Gardens View Close, Pontywaun, Crosskeys, NP11 7BL
Guide Price £380,000

**** FABULOUS FAMILY HOME WITH OUTSTANDING VIEWS** **MUCH SOUGHT AFTER LOCATION****

Sage and Co are delighted to offer FOR SALE this MODERN FOUR BEDROOM DETACHED PROPERTY set on a quiet cul de sac location overlooking the Monmouth and Brecon Canal, within walking distance to the popular CWMCARN FOREST DRIVE and close to local amenities including schools, local eateries and main road and rail links with the train station just a short walk away giving direct access to CARDIFF CITY CENTRE.

This fabulous property offers good size living room and kitchen/diner with "French" doors leading directly onto the GOOD SIZE LEVEL REAR GARDEN as well as ground floor WC and a utility room with a door leading to the INTEGRAL GARAGE.

To the first floor are FOUR GOOD SIZE BEDROOMS the master having ensuite facilities and the family bathroom.

Further benefits include double glazing, gas central heating and to the outside a DOUBLE DRIVEWAY.

This property is one not to be missed

EPC RATING: B

COUNCIL TAX BAND: E



70 Tredgar Street Risca NP11 6BW

Telephone: 01633 838888 Email: risca@sageandco.co.uk

ENTRANCE

Enter through a composite front door.

HALLWAY

Central heating radiator, under stairs storage, laminate flooring, doors to:

LIVING ROOM

11'6" x 17'1" to bay (3.53 x 5.21 to bay)

Double glazed bay window to front, two central heating radiators, media wall with fitted fire. paneled walls.

GROUD FLOOR W.C.

Central heating radiator close coupled WC. pedestal wash hand basin

KITCHEN/BREAKFAST ROOM

22'1" x 9'2" min 13'10" max (6.74 x 2.8 min 4.22 max)

A range of base and wall units, square edge work surface and breakfast bar, Stainless steel sink unit with mixer tap over. Integrated gas hob, electric oven. Integrated fridge freezer, central heating radiator, double glazed window to rear, double glazed 'French' doors to rear.

UTILITY ROOM

6'1" x 9'3" (1.87 x 2.84)

A range of base and wall units, rolled edge work surface, stainless steel sink unit with mixer tap over, plumbing for washing machine and tumble dryer, central heating radiator, wall mounted gas combi boiler, double glazed door to rear, door to integral garage

STAIRS TO THE FIRST FLOOR - LANDING

Central heating radiator, loft access, doors to;

BEDROOM ONE

15'0" x 11'6" (4.59 x 3.53)

Double glazed window to the front, central heating radiator, fitted wardrobes.

ENSUITE

4'11" x 8'4" (1.50 x 2.55)

Step in double shower cubicle, close coupled WC. pedestal wash hand basin, obscured glass double glazed window to side. central, heating radiator.

BEDROOM TWO

9'7" x 11'9" (2.93 x 3.59)

Double glazed window to rear, central heating radiator, fitted wardrobes.

BEDROOM THREE

10'0" x 9'6" (3.07 x 2.92)

Double glazed window to rear, central heating radiator. fitted wardrobes.

BEDROOM FOUR

9'2" x 11'0" (2.81 x 3.36)

Double glazed window to front, central heating radiator, fitted wardrobes.

BATHROOM

6'0" x 11'1" (1.85 x 3.40)

Paneled bath with shower over, glass shower screen, close coupled WC, pedestal wash hand basin, central heating radiator, obscured glass double glazed window to rear

GARAGE

Single garage with electric roller door.

OUTSIDE

FRONT: Garden laid to lawn, bordered with shrubs, driveway for two vehicles

SIDE: Gated pedestrian access to rear.

REAR: Fully enclosed rear garden with recently laid patio area and lawn.

TENURE

We have been advised freehold

