



Lon Ffion

guide price £350,000- £360,000

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- FOUR DOUBLE BEDROOMS
- OPEN PLAN KITCHEN/ DINER AND UTILITY SPACE
- DRIVEWAY AND GARAGE TO THE REAR
- SPACIOUS DETACHED FAMILY HOME
- MASTER EN-SUITE
- DOWNSTAIRS CLOAKROOM
- ENCLOSED REAR GARDEN
- EPC Rating: B



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About the property

We are delighted to present this spacious Four bedroom detached family home. This lovely property has been well-maintained and is in good condition, ready for its new owners to move in and start making memories.

The house boasts a spacious living room featuring a bay window to the side elevation, perfect for unwinding after a busy day. The well-appointed kitchen includes a utility room and ample dining space, perfect for family meals and entertaining guests.

The property offers four generous double bedrooms, three of which have built-in wardrobes for ample storage. The master bedroom benefits from an en-suite, offering a touch of luxury and convenience.

Situated near Cwmbran town centre, this house is in a fantastic location with excellent public transport links, nearby schools and local amenities. For those who enjoy the outdoors, the property is close to parks and splendid canal walking routes.

The house comes with lots of unique features such as parking facilities, a single garage, and an enclosed rear garden, ideal for enjoying the outdoors in privacy. This property is perfectly suited for families looking for a home in a friendly and convenient neighbourhood.

Accommodation

Hall

Living Room

19' 9" x 11' 3" (6.02m x 3.43m)

Kitchen/Diner

19' 7" x 11' 7" (5.97m x 3.53m)

Max Measurements

Cloakroom

5' 1" x 2' 7" (1.55m x 0.79m)

Landing

Bedroom 1



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Bedroom 3

9' 8" x 8' (2.95m x 2.44m)

Bedroom 4

8' 4" x 10' 2" (2.54m x 3.10m)

Max Measurements



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11' 2" x 11' 5" (3.40m x 3.48m)

En-Suite

4' 9" x 6' 7" (1.45m x 2.01m)

Bedroom 2

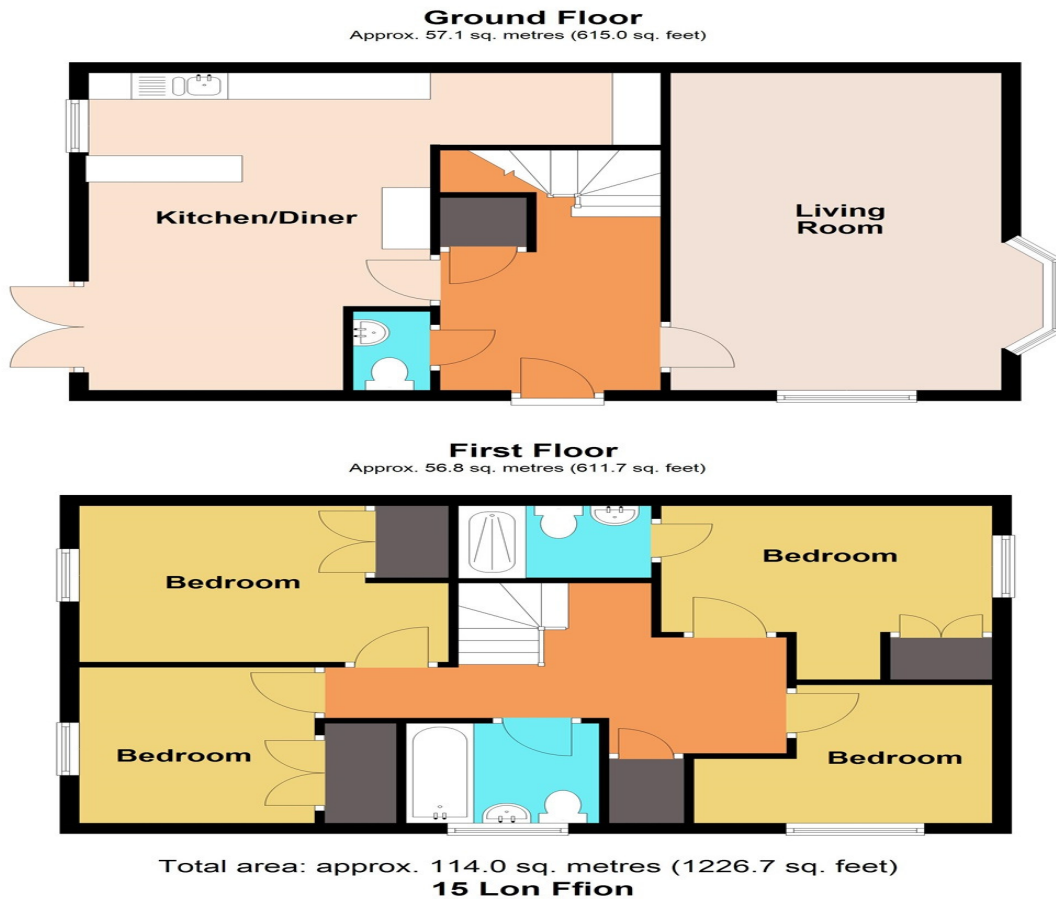
9' 9" x 11' 11" (2.97m x 3.63m)

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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.

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