



18 Windsor Road, Fairwater, Cwmbran, NP44 4PW
£215,000

IDEAL FAMILY HOME!! Sage and Co are delighted to offer for sale this FOUR BEDROOM SEMI DETACHED property. Situated in close proximity to local amenities, Cwmbran Town Centre, transport links and schools. The property benefits a spacious lounge/diner with patio doors to the enclosed rear garden and a door directly into a generously sized kitchen. To the side of the property a single storey extension provides an additional two rooms which could be used as a sitting room, home office or for multi generation living. Council tax band C, EPC rating B.



Lakeside House, Llantarnam Parkway, Cwmbran, NP44 3GA
Telephone: 01633 838 888 **Email:** cwmbran@sageandco.co.uk

Entrance

Part glazed front entrance door to:

Entrance Hall

Stairs to first floor, radiator, doors to:

Cloackroom/WC

Low level WC with basin over, ceramic tile walls, extractor fan

Living Room

22'4" x 10'1" (6.81m x 3.08m)

Glazed windows to front, patio doors to rear, radiator, coving

Kitchen

11'5" x 16'5" max (3.50m x 5.01m max)

Fitted with a range of base and eye level wall units, roll edge work preparation surfaces, inset one and a half bowl sink unit and drainer, plumbing for automatic washing machine, space for dish washer, ceramic tile splash backs, space for gas cooker, under stairs storage cupboard, space for fridge/freezer, double glazed window and door to rear, doors to:

Dining Room

11'1" x 12'2" (3.38m x 3.72m)

Double glazed French doors to rear, double glazed window to rear, radiator, coving, access to loft space, door to:

Study

11'1" x 9'3" (3.38m x 2.82m)

Obscure double glazed window to front and side, radiator, coving

First Floor

Access to loft space (with pull down ladder), built in storage cupboard housing combi boiler, doors to:

Bedroom One

11'6" x 10'3" (3.52m x 3.13m)

Glazed window to front, radiator, built in storage cupboard

Bedroom Two

11'5" x 8'4" (3.48 x 2.55)

Double glazed window to side, built-in storage space, radiator

Bedroom Three

8'2" x 11'5" max (2.51 x 3.49 max)

'L' shaped room, double glazed window to rear, radiator, coving

Bedroom Four

11'3" x 7'0" (3.44m x 2.14m)

Double glazed window to rear, radiator, coving

Shower Room

5'6" max x 6'2" (1.69 max x 1.88)

Mains shower walk in shower cubicle, low level WC, pedestal wash hand basin, opaque double glazed window to rear, chrome towel radiator

Outside

Front- Enclosed front garden, path to front entrance door, mainly laid to patio with a decking area, side access to rear

Rear- Enclosed rear garden mainly laid to patio with remainder laid to lawn and rear gate access, water tap. (in need of cultivation)

Tenure

We have been advised that the property is Freehold, to be verified.

