



16 Poppy Field Avenue, Llantarnam, Cwmbran, NP44 3DD
Guide Price £390,000

GUIDE PRICE £390,000 - £399,950

NOT TO BE MISSED! Sage and Co offer for sale this superb, **FOUR BEDROOM** detached family home with a **GARAGE AND DRIVEWAY** set in this highly desirable residential location. This fine property benefits from under floor heating to the hallway and kitchen/dining room, separate utility room and ground floor WC/cloakroom. Pedestrian access to the popular leisure time location of Cwmbran Boaking Lake is nearby as is access to good road and rail links, local schools and the main town centre. Early viewing recommended. Council Tax band E, 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

Porcelain tiled flooring with underfloor heating, radiator, stairs to first floor, under stair storage cupboard, mains smoke alarm, doors to;

Cloakroom/WC

Two piece suite comprising; Pedestal wash hand basin, low level WC, built-in cloaks cupboard, obscure double glazed window to side, radiator, ceramic tile flooring with underfloor heating.

Lounge

Double glazed bay window to front, feature media wall with inset fire, concealed spot lighting to alcoves, radiator.

Kitchen/Diner

Porcelain tiled flooring with under floor heating, fitted breakfast island, fitted base and eye level wall units with concealed feature lighting and LED lights to plinths, inset single drainer sink unit, integral wine cooler and dishwasher, inset gas hob with filter hood over, built-in double oven, double glazed window to rear, double glazed French doors to outside, inset spotlights to ceiling.

Utility Room

Fitted work surface with fitted eye level unit and work surface, plumbing for automatic washing machine and space for tumble dryer, part glazed door to outside, ceramic tile flooring with under floor heating, radiator.

First Floor

Access to loft space, smoke alarm, radiator, built-in double airing cupboard, double glazed window to side, doors to;

Bedroom One

Double glazed window to front, fitted air conditioning unit, built-in wardrobes, radiator, door to;

En-Suite

Luxury suite comprising; Double shower unit, pedestal wash hand basin, low level WC, chrome towel radiator, complementary ceramic tile splashbacks, electric shaver point, extractor fan.

Bedroom Two

Double glazed window to rear, radiator, built-in double wardrobes.

Bedroom Three

Double glazed window to front, fitted wardrobes, radiator.

Bedroom Four

Double glazed window to rear, fitted wardrobes, radiator.

Bathroom

Three piece suite comprising; Panelled bath, low level WC,

pedestal wash hand basin, obscure double glazed window to side, chrome towel radiator, complementary ceramic tile splashbacks, extractor fan.

Outside

Open plan forecourt with ornamental shrubs, driveway to side providing parking for two cars leading to a detached garage with up and over door, power and light connected and a courtesy door into an enclosed rear garden with feature Indian Standstone patio with level lawn garden.

Tenure

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

