



**29 Greenwood Drive, Henllys, Cwmbran, NP44 6EA**  
**£510,000**

INTRODUCING THIS PERFECT FAMILY HOME THAT MUST BE VIEWED TO TRULY APPRECIATE!! Situated in the sought after area of Henllys, this property is offered for sale with FIVE BEDROOMS and is WELL PRESENTED throughout. This DETACHED property boasts stunning views towards the River Severn along with a SPACIOUS kitchen and generous and low maintenance gardens to the front and rear. Set in a quiet cul-de-sac, Greenwood Drive is in close proximity to local schools, Cwmbran Town Centre, public transport and commuter links to Bristol and Cardiff.

EPC Rating: C  
Council Tax Band: F



Lakeside House, Llantarnam Parkway, Cwmbran, NP44 3GA  
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### Entrance

Part glazed front entrance door to;

### Entrance Hall

Stairs to first floor, radiator, understair storage cupboard, coving, ceramic tile flooring, obscure double glazed window to front, doors to;

### Lounge

12'4" x 14'7" (3.77 x 4.45)

Double galzed bay window to front, feature fireplace and surround, two radiators, coving, open to;

### Dining Room

10'7" x 12'4" (3.25 x 3.78)

Double glazed French doors to rear with panoramic views, double radiator, coving, door to;

### Kitchen

15'11" x 9'1" (4.86 x 2.77)

Fitted with a range of base and eye level units, work preparation services, inset stainless steel one and a half bowl sink unit, space for gas cooker with filter hood over, integral dishwasher, breakfast bar, two double glazed windows to rear, coving, door to;

### Utility Room

Wall mounted boiler, double glazed window to rear, part glazed door to rear, inset single drainer sink unit with base unit, plumbing for automatic washing machine, space for fridge/freezer, access to loft space, coving, doors to;

### W.C.

Low level WC, obscure double glazed window to side, radiator.

### Garage

Two roller blinds, power and light connected.

### First Floor

Access to loft space, radiator, built-in airing cupboard housing water tank, doors to;

### Bedroom One

12'7" x 10'11" (3.84 x 3.35)

Double glazed window to front, radiator, built-in wardrobe, coving, door to;

### En-Suite

Three piece suite comprising; Low level WC, pedestal wash hnad basin, mains shower cubicle, obscure doubel glazed window to side, radiator, ceramic tile flooring.

### Bedroom Five

9'2" x 6'8" (2.80m x 2.04m)

Double glazed window to front, radiator, coving

### Bedroom Three

12'5" x 9'3" (3.80m x 2.83m)

Double glazed window to rear with panoramic views, radiator, coving

### Bathroom

Panelled bath with mains shower over, low level WC, vanity wash hand basin, opaque double glazed window to rear, fully ceramic tile walls and flooring

### Bedroom Two

14'4" x 8'11" (4.38m x 2.74m)

Double glazed window to front, double radiator, coving

### Bedroom Four

11'2" x 8'10" (3.42m x 2.71m)

Double glazed window to rear with panoramic views, radiator, coving

### Outside

Front- Driveway parking for multiple cars and access to double garage, remainder laid to lawn and side gate access to rear.

Rear- Spacious garden split over three tiers boasting stunning views towards the River Severn. The upper level is laid to patio with a water tap connected, steps leading down to a level artificial lawn area with feature feature slate boarders and the lower level being laid to gravel.

### Tenure

The vendors have advised that the property is Freehold, to be verified

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

