



## 14 Lon Ffion, Pontrhydyrun, Cwmbran, NP44 1FB

**£375,000**

Proudly introducing this WELL PRESENTED, FOUR BEDROOM, DETACHED property! Lon Ffion is the PERFECT FAMILY HOME comprised of ample living space which can be utilised to host family and friends all year round! The property further benefits from a ground floor WC, a useful utility space, a garage and four bedrooms that could be used as office spaces for anyone needing to work from home. Lon Ffion is situated in close proximity to schools, Cwmbran Town Centre and transport links which are perfect for anyone needing to commute to Cardiff or Bristol! The Monmouthshire / Brecon Canal along with cycle paths are also a short walk away. Viewing is highly recommended!!

EPC Rating: B  
Council Tax Band: E



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, built-in storage cupboard, doors to;

### Cloakroom / WC

Low level WC, pedestal washhand basin, ceramic tile splashback, radiator.

### Living Room

Double glazed bay window to front, radiator, two double radiators, double glazed window to side.

### Kitchen/Dining Room

19'8" x 11'7" (6.00m x 3.55m)

Open plan kitchen/diner fitted with a range of base and eye level wall units, roll edge work preparation surfaces, inset one and a half bowl stainless steel sink unit, inset gas hob, extractor hood over, eye level double oven, integral fridge freezer, wall mounted Combi boiler, double glazed French doors and window to side, spotlights to ceiling, open to;

### Utility Area

Base units with work tops over, integral washing machine, radiator.

### First Floor

Access to loft space, partly boarded with pull down ladder, built-in cupboard with water tank, radiator, doors to;

### Master Bedroom

8'8" x 11'6" (2.66m x 3.52m)

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

### En-Suite

Three piece suite comprising; Mains shower cubicle, low level WC, pedestal wash hand basin, ceramic tile splashbacks, electric shaver point, radiator.

### Bedroom Two

9'8" x 11'10" (2.97m x 3.63m)

Double glazed window to side, built-in wardrobe, radiator.

### Bedroom Three

9'8" x 7'10" (2.95m x 2.39m)

Double glazed window to front and side, radiator, built-in wardrobes to one wall.

### Bedroom Four

8'3" x 10'2" (2.52m x 3.11m)

Double glazed window to front, radiator.

### Bathroom

Panelled bath with mains shower over, low level WC, pedestal wash hand basin, ceramic tile splashbacks and flooring, obscure double glazed window to front, electric shaver point.

### Outside

Front - Steps up to front entrance door, gravel borders and space for off road parking.

Rear - Enclosed garden, mainly laid to lawn with gravel borders, remainder laid to patio, outside tap, shed to remain with electric connected.

### Tenure

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

