



26 Ty Coch Lane, Ty Coch, Cwmbran, NP44 7AD
Asking Price £565,000

Welcome to this charming property located on Ty Coch Lane! This extended detached house boasts six bedrooms and two/three reception rooms offering ample space for a comfortable living experience. Situated in a quiet conservation area, this property provides a peaceful retreat from the hustle and bustle of everyday life and overlooks the picturesque Monmouthshire / Brecon Canal .

With its generous off-road parking, you'll never have to worry about finding a spot for your vehicle. The large gardens surrounding the property are perfect for enjoying the outdoors and hosting gatherings with family and friends.

Six bedrooms offer plenty of room for a growing family or for those who enjoy having extra space for guests or hobbies.

Don't miss out on the opportunity to own this delightful property in such a desirable location, with easy access to road, rail links and the M4 . Book a viewing today and envision the endless possibilities this home has to offer! Council tax band C, EPC rating C.



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

Terracotta coloured ceramic tile flooring, stairs to first floor, radiator, smoke alarm, doors to;

Living Room

20'11" x 10'0" (6.38 x 3.06)

Double glazed window to front, wood laminate flooring, feature fire surround with coal effect log burner style fire, two radiators.

Garden Room

11'9" x 25'11" (3.60 x 7.91)

Two double glazed French doors to rear, two velux roof lights, two radiators, door to;

Rear Lobby / Inner Hall

Ceramic tile flooring, radiator, door to outside and doors to Kitchen and Shower Room

Shower Room

6'0" x 9'5" (1.83 x 2.89)

Three piece suite comprising; Built-in shower cubicle with mains powered shower, vanity wash hand basin, low level WC, obscure double glazed window to rear, ceramic tile flooring, radiator, integrated gas Combi boiler.

Kitchen/Dining Room

17'1" x 13'3" (5.23 x 4.06)

Fitted with a range of base and eye level wall units, roll edge work preparation surfaces, ceramic tile splashbacks, inset stainless steel sink unit, space for cooking range with filter hood over, ceramic tile flooring, space for fridge freezer and dishwasher, radiator, double glazed window to front and side, door to utility room and study.

Utility Area

Base and eye level wall units, inset single drainer stainless steel sink unit, plumbing for automatic washing machine

Study

11'11" 8'9" (3.65 2.67)

Double glazed window to front, feature recess alcove/fireplace, radiator, panel glazed door to kitchen/diner.

First Floor

Double glazed window to front with canal views, double glazed window to rear, smoke alarm, radiator, stairs to loft bedrooms and doors to;

Bedroom One

17'2" x 13'4" (5.25 x 4.08)

Double glazed window to front and rear aspect, two radiators, stripped floorboards, coving, picture rail

Family Bathroom

Three piece suite comprising: Panelled bath with Mira electric shower over and shower screen, pedestal wash hand basin, low level WC.

Bedroom Two

12'1" x 9'1" (3.69 x 2.78)

Double glazed window to front, stripped floorboards, radiator, feature fireplace

Bedroom Three

12'0" x 9'1" (3.66 x 2.79)

Double glazed window to front, stripped floorboards, radiator, feature fireplace.

Bedroom Four

8'5" x 9'2" (2.57 x 2.80)

Double glazed window to rear, stripped floorboards, radiator, feature fire place.

Top Floor Landing

Double glazed velux window to rear

Bedroom Five

16'9" x 8'5" (5.13 x 2.58)

Double glazed window to rear, radiator, eves storage space, archway through to:

En-suite

8'9" x 13'3" (2.69 x 4.06)

Three piece suite comprising: Panelled bath, pedestal wash hand basin, low level WC.

Bedroom Six

15'7" x 10'0" (4.75 x 3.06)

Double glazed window to rear, radiator, access to eves storage

Outside

Raised forecourt garden to the front aspect, low maintainance, gravelled with panoramic views over the Monmouthshire/Brecon canal.

Large rear garden, mostly laid to lawn with mature ornamental trees and shrubs, feature steps to the generous car hardstand and access to a paved area with greenhouse, large garden/store shed and a covered rear patio that allows for year around enjoyment.

Tenure

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

