



## 14 Garw Wood Drive, Croesyceiliog, Cwmbran, NP44 2QJ

**£345,000**

IDEAL FAMILY HOME!!

Situated in the popular residential area of Croesyceiliog, this THREE BEDROOM, LINK DETACHED property is offered for sale. The property is well presented throughout with a spacious kitchen/diner which leads to a stunning sun room with double aspect bi-fold doors, creating the perfect space for hosting family and friends. There is also ample off road parking and a spacious enclosed rear garden. Garw Wood Drive is situated in close proximity to local schools, amenities and transport links making it perfect for families!

Viewing is highly recommended!

EPC Rating: C  
Council Tax Band: E



Lakeside House, Llantarnam Parkway, Cwmbran, NP44 3GA  
Telephone: 01633 838 888 Email: [cwmbran@sageandco.co.uk](mailto:cwmbran@sageandco.co.uk)

## Entrance

Part glazed front entrance door to:

## Entrance Hall

Stairs to first floor, radiator, under stair storage cupboard, doors to:

## Cloakroom/WC

Low level WC, pedestal wash hand basin, ceramic tile splashbacks, opaque double glazed window to side

## Living Room

12'4" x 15'6" (3.77m x 4.73m)

Double glazed window to rear, radiator, feature log burner, coving, doors to:

## Kitchen/Diner

19'1" x 8'10" (5.84m x 2.70m)

Fitted with a range of base and eye level wall units, inset stainless steel sink, half bowl and drainer unit, roll edge work preparation surfaces, gas hob, filter hood over, inset eye level double oven, integrated fridge/freezer, ceramic tile splashbacks, space for dishwasher, plumbing for automatic washing machine, double glazed window to front, opening to:

## Sun Room/Sitting Room

8'7" x 9'4" (2.62m x 2.86m)

Radiator, two double glazed bi folding doors to rear and side, radiator, skylight, door to:

## Study

13'1" x 9'2" (3.99m x 2.80m)

Feature skylight, part glazed door to rear, radiator, door into garage

## First Floor

Double glazed window to front, two built in storage cupboards with shelving, access to loft space, doors to:

## Shower Room

Three piece suite comprised: Mains walk in shower, low level WC, vanity wash hand basin, chrome towel radiator, eye level wall units, opaque double glazed window to front

## Bedroom One

10'4" x 10'9" (3.16m x 3.30m)

Double glazed window to rear, fitted wardrobe with sliding door to one wall, radiator, built in storage cupboard

## Bedroom Two

11'8" x 8'9" (3.58m x 2.69m)

Double glazed window to rear, built in storage cupboard, radiator

## Bedroom Three

8'7" x 5'8" (2.64m x 1.75m)

Double glazed window to front, radiator

## Outside

Front - Mainly laid to driveway with the remainder laid to lawn

Rear - Enclosed rear garden with wooden fence and a variety of plants and shrubs, level lawn areas with gravel path leading to a workshop and feature summer house and decking area.

## Tenure

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

