



**84 Hawkes Ridge, Ty Canol, Cwmbran, NP44 6JT**  
**Asking Price £340,000**

OFFERED FOR SALE WITH NO ONWARD CHAIN!!

This FOUR BEDROOM family home is situated in the popular residential area of Ty Canol. This DETACHED property benefits from a GARAGE and DRIVEWAY parking, a separate lounge and dining room perfect for hosting gatherings and panoramic views. Hawkes Ridge is situated in close proximity to schools, amenities and transport links which makes it ideal if you need to commute to Cardiff or Bristol. Not to be missed, must be viewed! Council tax band E, EPC rating C.



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

Part glazed front entrance door to;

### Entrance Hall

Radiator, stairs to first floor, doors to;

### Cloakroom/W.C.

Low level WC, wall mounted wash hand basin, ceramic tile splashbacks, obscure double glazed window to front, radiator.

### Living Room

14'7" x 12'2" (4.47 x 3.73)

Double glazed bay window to front, radiator, coving, feature gas fireplace and surround, double doors to;

### Dining Room

9'6" x 12'2" (2.90 x 3.73)

Double glazed French doors to rear, radiator, coving, door to;

### Kitchen

12'0" x 9'5" (3.66 x 2.89)

Fitted with range of base and eye level wall units, inset stainless steel sink unit, roll edge work surfaces, inset eye level double oven, space for dishwasher, ceramic tile splashbacks, under stairs storage cupboard, double glazed window to rear, part glazed door to side.

### Utility Area

5'6" x 6'1" (1.70 x 1.87)

Fitted with a range of base and eye level wall units, inset stainless steel sink unit, ceramic tile splash backs, roll edge work preparation surfaces, radiator, door to entrance hall

### First Floor

Access to loft space, built-in storage cupboard with shelving, doors to;

### Bedroom One

11'9" x 10'4" (3.59 x 3.15)

Double glazed window to front, radiator, fitted wardrobes to one wall, door to;

### En-Suite

4'8" x 9'5" (1.43 x 2.89)

Three piece suite comprising; Vanity wash hand basin, low level WC, mains shower cubicle, two obscure double glazed windows to front.

### Bedroom Two

12'4" x 8'10" (3.77 x 2.71)

Double glazed window to rear, radiator.

### Bedroom Three

9'1" x 6'10" (2.78 x 2.09)

Double glazed window to rear, radiator.

### Bedroom Four

9'1" x 5'10" (2.78 x 1.79)

Double glazed window to rear, radiator.

### Bathroom

6'8" x 5'5" (2.04 x 1.66)

Three piece suite comprising; Panelled bath with mains shower over, pedestal wash hand basin, low level WC, obscure double glazed window to side, ceramic tile splashbacks.

### Outside

Paved steps to front entrance door, hedge borders, side gate access to rear, garage with up and over door, power and light connected.

Rear garden patio offering panoramic views, remainder laid to lawn with an array of shrubs and plant borders.

### Tenure

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

