



## Rose Cottage, Cwrddy Lane, Penyrheol, Pontypool, NP4 5XZ

**£435,000**

This stunning, FOUR bedroom, detached cottage is offered for sale in Penyrheol, Pontypool. The property offers the perfect space for hosting family and friends with two reception rooms and a spacious conservatory that boasts panoramic views which are breath taking. This unique cottage is well presented throughout with further benefits including a home study which is ideal for those who need to work from home, a ground floor WC/shower room, driveway parking, a detached garage and spacious tiered rear garden which has several patio areas that are perfect for outdoor dining and play area areas. Rose Cottage is situated in close proximity to the village of Griffithstown, schools and local amenities making it the perfect family home! Viewing is highly recommended for this special property!!

EPC Rating: E  
Council Tax Band: F



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### Entrance

Composite, part glazed front entrance door:

### Entrance Hall

Double glazed window to side, ceramic tile flooring, plumbing for automatic washing machine and space for tumble dryer with worksurface over, built in storage cupboard housing central heating boiler, radiator, doors to:

### Study

12'6" x 6'7" (3.83m x 2.01m)

Double glazed French doors to side boasting panoramic views, radiator

### Kitchen

6'0" x 21'8" (1.83m x 6.61m)

Fitted with a range of base and eye level wall units, inset Belfast sink with mixer tap over, inset oven, electric hob with filter hood, space for fridge and freezer, wine fridge, roll edge work preparation surfaces, opaque double glazed window to rear, double glazed window to side, radiator, opening to:

### Dining Area

8'3" 16'6" (2.53m 5.03m)

Double glazed window to side, radiator, door to:

### Shower Room / WC

Low level WC, wall mounted wash hand basin, opaque double glazed window to front, access to loft space, electric shower, fully ceramic tile walls and flooring

### Living Room

20'11" x 12'1" (6.39m x 3.69m )

Two double glazed windows to side, feature log burner with stone surround, two radiators, spiral staircase to first floor, door to:

### Conservatory

9'3" x 19'3" (2.83m x 5.87m)

Cavity wall base with double glazed windows to side and rear aspects over, double glazed French doors to side, radiator, ceramic tile flooring.

### First Floor

Access to loft space, doors to;

### Bedroom One

9'1" x 14'4" (2.79 x 4.37)

Double glazed window to side with panoramic views, double glazed window to front, radiator, access to loft space, wood laminate flooring.

### Bedroom Two

8'2" x 16'5" (2.50 x 5.01)

Double glazed window to front and side aspects, radiator, fitted wardrobes, access to loft space.

### Bedroom Three

8'5" x 8'11" (2.58 x 2.73)

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

### Bedroom Four

12'1" x 9'3" max / 5'2" min (3.69 x 2.82 max / 1.60 min)

Double glazed window to side, radiator, access to loft space.

### Bathroom

9'10" x 6'6" (3.02 x 2.00)

Vanity wash hand basin with cupboards under, low level WC, shower cubicle, built-in storage cupboard, obscure double glazed window to side, ceramic tile flooring, coving, spot lights to ceiling, extractor fan.

### Outside

Front - Level driveway parking for two cars and detached garage with electric roller door and power and lighting connected. Gate to rear garden.

Rear - Tiered enclosed garden. Top tier is laid to patio with stunning views with steps down to middle level which has a lawn area, further patio and built up fish pond. Lower level is laid to AstroTurf providing the perfect playing area.

### Tenure

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

