



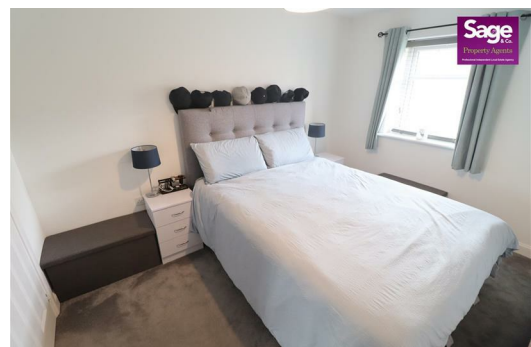
41 Lon Gwenant, Pontrhydyrun, Cwmbran, NP44 1FD

£265,000

NO ONWARD CHAIN!!

Situated in the popular residential of Pontrhydyrun, Sage and Co offer for sale this well presented THREE BEDROOM, semi detached family home. Benefits include a lounge, modern kitchen/diner, ground floor cloakroom, en-suite to master bedroom and a family bathroom. Driveway parking for two cars and a GARAGE with power and light connected. Lon Gwenant is in close proximity to the Brecon/Monmouthshire Canal, schools and Cwmbran Town Centre which makes this an ideal family home. Must be viewed!

EPC Rating: B
Council Tax Band: D



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, doors to;

Cloakroom/W.C.

Pedestal wash hand basin, low level WC, ceramic tile splashbacks, radiator, extractor fan.

Lounge

11'8" x 16'2" (3.57 x 4.95)

Double glazed window to front and side, double radiator, door to;

Kitchen/Diner

14'11" x 10'6" (4.57 x 3.21)

Contemporary kitchen fitted with a range of base and eye level wall units, work preparation surfaces, inset stainless steel sink and drainer, inset electric hob, filter hood over, oven under, integral washing machine, dishwasher and fridge/freezer, double glazed window to rear and double glazed French doors to rear, double radiator, under stair storage cupboard.

First Floor

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

Bedroom One

8'5" x 13'9" max 11'9" min (2.59 x 4.21 max 3.60 min)

Double glazed window to front, radiator, door to;

En-Suite

Pedestal wash hand basin, low level WC, walk-in shower cubicle, radiator, obscure double glazed window to side, ceramic tile splashbacks, extractor fan.

Bedroom Two

8'5" x 10'2" (2.58 x 3.10)

Double glazed window to rear, radiator.

Bedroom Three

8'9" x 6'3" (2.67 x 1.92)

Double glazed window to front, radiator.

Bathroom

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

Outside

Driveway parking for two cars, access to garage with power and light connected.

Enclosed rear garden over two tiers, upper level laid to patio and decking, steps leading down to lawn area, outside tap, gate to side parking and garage.

Tenure

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			96
(92 plus) A			
(81-91) B		83	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

