



14 The Birches, Pontnewydd, Cwmbran, NP44 5LL
Offers In The Region Of £190,000

Sage and Co are delighted to offer for sale this EXTENDED and well presented THREE BEDROOM mid link property with panoramic views to the front aspect.

This lovely family home has recently been re-decorated throughout and further benefits from a first floor bathroom with separate shower, open plan lounge/dining room, fitted kitchen and is within easy reach of local primary schools and Pontnewydd shops.

Early viewing is not to be missed. 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

Stairs to first floor, smoke alarm, door to lounge and open plan to;

Study

10'6" x 9'3" (3.21 x 2.84)

Under stair storage cupboard, door to kitchen, built-in cupboard housing electric meters

Open Plan Living Room/Dining Room

An extended open plan room which is light and airy.

Living Room

20'9" x 9'2" (6.33 x 2.81)

Double glazed window to front, radiator, wood laminate flooring, feature fireplace, door to kitchen and open plan to;

Dining Room

6'7" x 8'5" (2.03 x 2.57)

Patio doors to rear, wood laminate flooring, radiator.

Kitchen

9'8" x 9'3" (2.97 x 2.84)

Fitted with base and eye level wall units, roll edge work surfaces, ceramic tile splashbacks, inset enamel one and a half bowl sink unit, inset gas hob with filter hood over, built-in eye level fan oven with cupboards over and under, plumbing for automatic washing machine, wood laminate flooring, fitted appliances to remain, door to;

Snug/Family Room

6'7" x 7'8" (2.03 x 2.34)

Double glazed patio doors to rear, wood laminate flooring, coving, designer radiator.

First Floor

Access to loft space, smoke alarm, coving, doors to;

Bedroom One

11'3" x 9'7" (3.45 x 2.93)

Double glazed window to front with open views, range of mirror door wardrobes to remain, radiator, coving.

Bedroom Two

9'3" x 9'9" (2.84 x 2.99)

Double glazed window to rear, radiator, coving, built-in double cupboard housing a Vaillant Combi boiler.

Bedroom Three

11'0" x 8'11" (3.36 x 2.73)

Double glazed window to front, radiator, wood laminate flooring, coving

Bathroom

6'2" x 7'4" (1.90 x 2.25)

Four piece suite comprising; Panelled bath, recessed shower

cubicle, low level WC, pedestal wash hand basin, ceramic tile walls and flooring, obscure double glazed window to rear, chrome towel radiator.

Outside

Tiered front garden, beautifully presented with ornamental shrubs and patio area affording panoramic views.

Steps up to a level lawn garden with children's play area and a step up to a sun deck with gazebo and garden store shed.

Tenure

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

