Sage & Co.
Property Agents

12 Glenside, Pontnewydd, , Cwmbran NP44 1BN

Guide Price £235,000

GUIDE PRICE: £235,000 to £245,000

NOT TO BE MISSED!
Situated in the popular residential area of Pontnewydd, Sage & Co. are delighted to offer for sale this exceptionally well-presented family home! Glenside is a THREE BEDROOM, SEMI-DETACHED property with ample living space. The ground floor comprises; a spacious entrance hall, living room and a kitchen/diner that has French doors leading to the rear garden, creating the perfect space for hosting family and friends! The first floor offers the three bedrooms and family bathroom. Further benefits include a ground floor utility space that also includes a WC and a spacious and private rear garden! Glenside is situated within close proximity to local amenities and Cwmbran Town Centre, schools and transport links. The Monmouthshire/Brecon Canal is also within walking distance! Council tax band C, EPC rating C.

Lakeside House, Llantarnam Parkway, Cwmbran, NP44 3GA
Telephone: 01633 838 888 **Email:** cwmbran@sageandco.co.uk

www.sageandco.co.uk

Entrance
Part glazed front door leading to;

Hall
Stairs to first floor, understairs storage cupboard, radiator, door leading to

Living Room
13'2" x 12'7" (4.03 x 3.85)
Double glazed bay fronted window, coving, feature fireplace with surround, radiator

Open Plan Kitchen/Diner

Kitchen Area
10'1" max x 11'0" (3.09 max x 3.37)
Modern fitted kitchen fitted with a range of base and eye level wall units, roll edged preparation surfaces, inset stainless sink and drainer unit, electric hob, oven under, filter hood over, Space for fridge freezer, ceramic tile splashback, double glazed window to rear, spotlights to ceiling

Dining Room Area
8'7" x 9'7" (2.64 x 2.94)
Double glazed French doors to rear, radiator

Utility Room
Part glazed doors to front and rear, low level W/C, plumbing for automatic washing machine and storage space, opaque double glazed window to side

Landing
Access to fully boarded loft space, opaque double glazed window to side, doors to

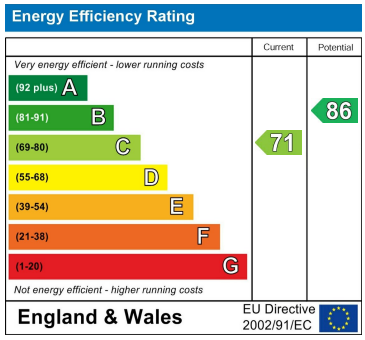
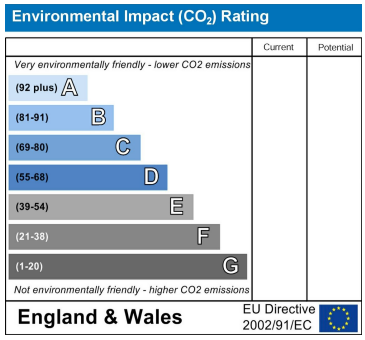
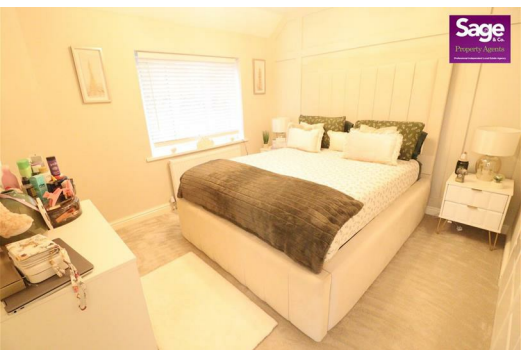
Bedroom One
12'0" x 11'1" (3.68 x 3.40)
Double glazed window to rear, radiator

Bedroom Two
11'7" x 10'11" (3.55 x 3.35)
Double glazed window to front, radiator, built in storage cupboard

Bedroom Three
8'4" x 8'2" (2.55 x 2.49)
Double glazed window to front, radiator

Bathroom
8'0" x 7'6" (2.46 x 2.29)
Three piece suite comprising P shaped jacuzzi bath with electric shower over, pedestal wash hand basin, low level W/C, chrome towel rail, built in cupboard housing boiler, ceramic tile splashbacks, double glazed opaque window to side, spotlights to ceiling

Outside
Front - Path leading to front, remainder laid to gravel. Side access to rear garden.

Enclosed rear garden, mainly laid to lawn, remainder laid to decking, outside tap.

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