



**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  
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**[www.sageandco.co.uk](http://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.

