



31 Ty Mynydd, Cwmbran, NP44 1NT

£280,000

Situated in the popular area of Pontnewydd, Sage & Co. offer for sale this delightful semi-detached property that offers a perfect blend of comfort and style. The property is well presented throughout, making it an ideal choice for families or those seeking a peaceful retreat. The property boasts THREE generously sized bedrooms and a loft room, providing ample space for relaxation and privacy. There is also generous living space comprised of a living room and a kitchen / diner to the ground floor which creates the perfect space for hosting family and friends! Another standout features of this property is the spacious rear garden, which offers a wonderful outdoor space for entertaining or gardening. Additionally, the property benefits from driveway parking for several cars, providing convenience and ease for residents and visitors alike. Cwmbran Town Centre, schools, local amenities and transport links are all within close proximity!

Viewing is highly recommended!

EPC Rating: D
Council Tax Band: C



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Entrance

Part glazed front entrance door to;

Entrance Hall

Double glazed window to side, radiator, stairs to first floor, Parquet oak flooring, under stair storage cupboard with solar panel control.

Sitting Room

8'8" x 12'2" (2.66 x 3.71)

Double glazed bay window to front with fitted wooden blinds, radiator, wood block Parquet flooring. Feature chimney breast, coving, archway to;

Living Room

12'3" x 10'3" (3.74 x 3.13)

Feature fire place with living flame gas fire, radiator, coving, Parquet flooring, double obscure glazed doors through to;

Kitchen/Diner

8'11" x 16'11" (2.74 x 5.16)

A greatly extended kitchen fitted with a range of base and eye level high gloss wall units, high gloss splash backs, inset stainless steel sink unit, space for free standing oven, filter cooker hood over, Velux windows, tiled floor, open plan to;

Family Room

11'5" x 13'4" (3.48 x 4.07)

Three windows to the side and large folding doors to rear leading to garden. laminate flooring.

Utility Room

9'9" x 6'3" (2.99 x 1.93)

Wall mounted Combi boiler, eye level wall and base units, high gloss splash backs. opaque part glazed side door, plumbing for automatic washing machine and tumble dryer, tiled floor. part glazed door leading to hallway.

First Floor

LED lights fitted to stair treads, double glazed window to side, stairs to loft room and doors to;

Bedroom One

12'5" x 8'4" (3.80 x 2.56)

Double glazed window to rear, wood laminate flooring, sliding door wardrobes to one wall, radiator.

Bedroom Two

8'11" x 7'8" (2.74 x 2.35)

Double glazed window to front with wooden blinds, wood laminate flooring, fitted sliding door wardrobes with shelving to side, radiator.

Dressing Room/ Bedroom

5'6" x 7'4" (1.68 x 2.25)

Fitted sliding door wardrobes to one wall, wood laminate flooring, radiator, double glazed window to side

Shower Room

5'5" x 8'0" (1.66 x 2.45)

Step in shower cubicle, vanity unit wash hand basin, low level WC, ceramic tiled walls and floor, opaque double glazed window to front and side

Loft Room

9'3" x 18'2" (2.83 x 5.56)

Two double glazed Velux windows to rear, wood laminate flooring, radiator.

Outside

Paved driveway with ample parking to the front, side access top rear garden.

Enclosed rear garden accessed via double gates laid to patio and lawn, summerhouse with power, climbing frame and wooden shed. Outside power and water supply.

Tenure

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

