



Sage
& Co.
Property Agents



48 Rhodfa'r Hebog, Pontrhydyrun, Cwmbran, NP44 1FJ

£375,000

AVAILABLE NOW!!

Sage & Co are delighted to present this beautiful and spacious FOUR BEDROOM, DETACHED property, perfect for family living. Offering an abundance of well-proportioned living space, this home is designed with comfort and convenience in mind.

Key features of this property include a spacious living room, a useful utility room / WC and a generous kitchen / diner which provides the perfect space for hosting family and friends with French doors leading to a large patio area. The ground floor also has a study room which is perfect for those who work from home. Additional benefits include an enclosed rear garden, a detached garage and driveway parking.

This exceptional property is set in a desirable location with easy access to local amenities, schools, and transport links. It truly offers everything you could need for comfortable, modern living. NO CHAIN



Lakeside House, Llantarnam Parkway, Cwmbran, NP44 3GA
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Entrance

Part glazed front entrance door to:

Entrance Hall

Stairs to first floor, under stair storage cupboard, doors to:

Cloakroom / Utility Room

Fitted with base units with roll edge worktops over, integrated automatic washing machine, inset ceramic sink with mixer tap over, low level WC, radiator

Living Room

17'3" x 12'7" (5.28 x 3.85)

Double glazed window to front, two radiators

Study

8'6" x 6'11" (2.60 x 2.11)

Double glazed window to front, radiator

Kitchen/Diner

9'3" x 26'5" (2.84 x 8.07)

Spacious kitchen / diner fitted with a range of base and eye level wall units, inset stainless steel one and a half bowl drainer unit, roll edge work preparation surfaces, AEG electric hob with filter hood over, eye level wall mounted double oven, integrated fridge / freezer, integrated dish washer, wall mounted boiler, two radiators, double glazed French doors to rear, spotlights to ceiling

First Floor

Access to loft space, built in airing cupboard, radiator, doors to:

Bedroom One

11'1" x 10'4" (3.40 x 3.16)

Double glazed window to front with panoramic views, radiator, two built in wardrobes, door to:

En-suite

Fitted shower cabin, low level WC, pedestal wash hand basin, radiator, opaque double glazed window to front, ceramic tile splash backs

Bedroom Two

11'6" x 9'1" (3.52 x 2.78)

Double glazed window to front with panoramic views, fitted double wardrobe to one wall, radiator

Bedroom Three

10'5" x 9'0" (3.19 x 2.75)

Double glazed window to rear, radiator, built in wardrobe

Bedroom Four

11'3" x 10'1" (3.43 x 3.08)

Double glazed window to rear, radiator

Bathroom

6'2" x 6'8" (1.88 x 2.05)

Three piece suite comprised: Panelled bath with shower over, low level WC, pedestal wash hand basin, ceramic tile splash backs, opaque double glazed window to rear

Outside

Front - Enclosed front garden mainly laid to lawn. Driveway parking for multiple cars, access to garage that has power and lighting connected.

Rear - Enclosed rear garden that offers from a spacious patio area, with steps leading down to lower level that is laid to lawn and gravel.

Tenure

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

