



**Sage**  
& Co.  
Property Agents

**Sage**  
& Co.  
Property Agents  
Professional Independent Local Estate Agency



**4 Gilwern Place, Pontnewydd, Cwmbran, NP44 1BA**

**£170,000**

Guide price £170.000 - £180.000

**NOT TO BE MISSED! IDEAL FIRST TIME BUY!**

Situated in the popular residential area of Pontnewydd, Sage and Co offer for sale this well presented THREE BEDROOM property. This property benefits from a spacious open plan living room/diner with French doors leading to the rear garden, a well presented fitted kitchen and a family bathroom. Gilwern Place is in close proximity to local amenities, schools and transport links. Viewing is highly recommended. Council tax band C, EPC RATING B



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

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



Entrance

Part glazed front entrance door to;

Entrance Hall

Doors to;

Living Room

10'9" x 11'8" (3.29 x 3.56)

Double glazed bay fronted window, radiator.

Dining Area

10'9" x 15'1" (3.30 x 4.60)

Double glazed French doors to rear, radiator, stairs to first floor, opening to;

Kitchen

10'7" x 8'0" (3.23 x 2.44)

Fitted with a range of base and eye level wall units, roll edge work surfaces, inset one and a half bowl stainless steel sink and drainer unit, inset has hob, oven under, plumbing for automatic washing machine, space for tumble dryer and fridge/freezer, double glazed window to side, part glazed door to side, radiator, door to;

Bathroom

4'9" x 8'0" (1.46 x 2.44)

'P' shaped bath with shower over, pedestal wash hand basin, low level WC, two obscure double glazed windows to rear, chrome towel radiator.

First Floor

Access to loft space, doors to;

Bedroom One

9'3" x 12'2" (2.83 x 3.73)

Double glazed window to rear, radiator, two built in wardrobes one housing the boiler.

Bedroom Two

12'5" x 9'0" (3.79 x 2.76)

Double glazed window to front, radiator.

Bedroom Three

9'4" x 5'9" (2.86 x 1.77)

Double glazed window to front, radiator.

Outside

Paved access to front entrance door.

Rear - Enclosed garden mainly laid to lawn, remainder laid to patio.

Tenure

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

