



**Sage**  
& Co.

Property Agents

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Professional Independent Local Estate Agency



**7 Acacia Avenue, Pontrhydyrun, Cwmbran, Torfaen NP44 1FT**

**Guide Price £240,000**

GUIDE PRICE £240,000 - £250,000

Sage & Co. offer for sale this well presented THREE BEDROOM, MID-TERRACED property situated in the popular Pontrhydyrun development. The property is well maintained throughout and benefits from a ground floor WC, spacious lounge and a fitted kitchen / diner that has French doors to the rear garden, creating the perfect space for hosting family and friends. Further benefits include an en-suite to the master bedroom, a family bathroom and two designated parking spaces. Acacia Avenue is in close proximity to Cwmbran Town Centre, transport links, schools and the Monmouthshire / Brecon Canal which is ideal for those who enjoy country walks. Viewings for this property are highly recommended, contact us today! Council tax band D, EPC rating B



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

Part glazed front entrance door to;

## Entrance Hall

Radiator, stairs to first floor, doors to;

## Cloakroom/WC

Low level WC, pedestal wash hand basin, radiator, extractor fan.

## Living Room

16'2" x 11'5" (4.94 x 3.50)

Double glazed window to front, double radiator, doors to;

## Kitchen/Diner

10'5" x 15'0" (3.18 x 4.58)

Fitted with a range of base and eye level wall units, roll edge work surfaces, inset stainless steel sink unit, inset electric hob, oven under, filter hood over, integrated dishwasher, fridge/freezer and washing machine, wall mounted boiler, radiator, double glazed French doors to rear, under stair storage cupboard, spot lights to ceiling.

## First Floor

Access to loft space, radiator, built-in storage cupboard, doors to;

## Bedroom One

11'8" x 8'6" (3.58 x 2.60)

Double glazed window to front, radiator, door to;

## En-Suite

4'5" x 8'5" (1.36 x 2.58)

Three piece suite comprising; Pedestal wash hand basin, low level WC, walk-in shower cubicle, ceramic tile splashbacks, extractor fan, radiator.

## Bedroom Two

10'2" x 8'5" (3.11 x 2.59)

Double glazed window to rear, radiator.

## Bedroom Three

8'9" x 6'3" (2.68 x 1.91)

Double glazed window to front, radiator.

## Bathroom

Panelled bath, ceramic tile splashbacks, low level WC, pedestal wash hand basin, double radiator, obscure double glazed window to rear, extractor fan.

## Outside

Steps to front entrance door with shrubs to side

Enclosed rear garden mostly laid to lawn, with remainder laid to patio. Access to designated parking spaces and electric charger

## Tenure

We have been advised Freehold, to be verified.

