



## 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  
**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

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.

