



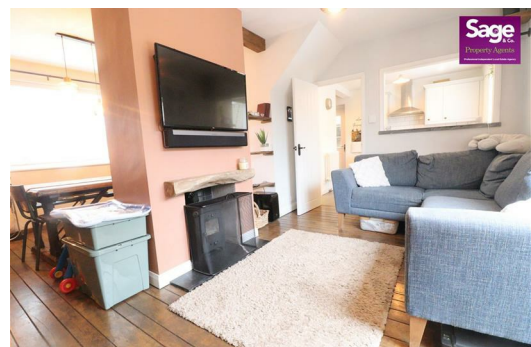
12 Byron Place, St. Dials, Cwmbran, NP44 4LR

£225,000

NOT TO BE MISSED!!

Situated in the popular residential location of St Dials, Sage & Co. offer for sale this well-presented three-bedroom semi-detached property which is an ideal choice for first-time buyers or growing families. The property boasts a modern kitchen and a bright, open-plan living/dining area, creating a perfect space for both relaxation and entertaining. The ground floor also features a convenient cloakroom/WC. Upstairs, you'll find a spacious family bathroom. Additionally, the property benefits from a generous converted garage, offering versatile space that could be used as a home office, gym, or additional storage. The enclosed rear garden provides a great outdoor space for enjoyment and privacy. Located in the desirable Byron Place, the property is within easy reach of local amenities, schools, and transport links. Viewing is highly recommended to fully appreciate everything this home has to offer.

EPC Rating: D
Council Tax Band: B



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Entrance

Part glazed front entrance door to;

Entrance Hall

Stairs to first floor, radiator, ceramic tile flooring, doors to;

Cloakroom / WC

3'1" x 6'5" (0.94 x 1.98)

Low level WC, wall mounted wash hand basin, chrome towel rail, obscure double glazed window to side

Kitchen

8'10" x 9'9" (2.700 x 2.98)

Well presented fitted kitchen with a range of base and eye level wall units, work preparation surfaces over, inset ceramic sink and drainer unit, gas hob, oven under, filter hood over, space for dishwasher, ceramic tile splashbacks, radiator, central vacuum system door to lounge, opening to;

Utility Area

8'0" x 4'11" (2.45 x 1.50)

Space for tumble dryer, plumbing for automatic washing machine, space for fridge freezer, part glazed door to side

Lounge Area / Dining Area

8'10" x 14'0" / 8'1" x 10'11" (2.70 x 4.27 / 2.47 x 3.33)

Double glazed patio doors to rear, double glazed window to front, central feature fireplace that is fully functional, two radiators, hardwood flooring

First Floor

Double glazed window to rear, doors to;

Bedroom One

8'2" x 11'0" (2.51 x 3.37)

Double glazed window to front, radiator, built in wardrobes to one wall, access to loft space

Bedroom Two

9'10" x 9'8" (3.01 x 2.95)

Double glazed window to front, radiator, two built in cupboards

Bedroom Three

8'0" x 7'11" (2.46 x 2.42)

Double glazed window to rear, radiator, built in cupboard

Bathroom

8'0" x 9'8" (2.46 x 2.95)

Three piece suite comprising walk in mains shower, low level WC, chrome towel rail, ceramic tiled splashbacks, two obscure double glazed windows to rear, spot lights to ceiling, free standing bath

Garage

Detached garage that was previously three garages converted into one with electric shutter door, lighting and power connected

Outside

Front - Paved access to front entrance door, side access to

garage and rear

Rear - Enclosed rear garden mainly laid to lawn with remainder laid to patio

Tenure

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

