



17 Ffordd Tir Brychiad, Pontrhydyrun, Cwmbran, NP44 1DH

Asking Price £295,000

This beautifully presented THREE BEDROOM DETACHED home is located in the desirable Pontrhydyrun development, offering spacious and comfortable living throughout. The property boasts a bright and airy lounge with double aspect windows, flooding the space with natural light. The modern kitchen/diner is perfect for family meals and entertaining, with French doors opening onto an enclosed rear garden – a fantastic space for hosting gatherings or enjoying outdoor activities. The ground floor also benefits from a convenient WC, while the master bedroom features an en-suite for added privacy and comfort. To the side of the property, there is driveway parking leading to a garage, providing ample storage or additional parking space. Conveniently located, the property is close to local schools, Cwmbran town centre, and excellent transport links, making it ideal for commuting. The Monmouthshire / Brecon Canal is also a short walk away, ideal for those who enjoy country walks.

This is a stunning family home in a sought-after location – viewings are highly recommended!

Council Tax Band: D
EPC Rating: B



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

www.sageandco.co.uk

Entrance

Part glazed front entrance door to:

Entrance Hall

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

Cloakroom / WC

Low level WC, pedestal wash hand basin, ceramic tile splash backs

Living Room

14'11" x 10'10" (4.57m x 3.31m)

Double glazed bay window to side, double glazed window to front, double radiator

Kitchen / Diner

14'10" x 8'0" (4.53m x 2.45m)

Fitted with a range of base and eye level wall units, work preparation surfaces over, inset stainless steel one and a half bowl sink and drainer unit, gas hob, oven under and filter hood over, plumbing for automatic washing machine, space for fridge / freezer and tumble dryer, wall mounted boiler, double glazed window to front and side aspects, double glazed French doors to side

First Floor

Access to loft space, built in storage cupboard, doors to:

Bedroom One

9'1" x 10'10" (2.78m x 3.32m)

Double glazed window to side, radiator, built in wardrobe, door to:

En-suite

Mains shower cubicle with fully ceramic tile walls, low level WC, pedestal wash hand basin, ceramic tile splash backs, radiator, electric shaver point, opaque double glazed window to front

Bedroom Two

8'5" x 8'1" (2.58m x 2.48m)

Double glazed window to side, radiator, built in wardrobe

Bedroom Three

6'2" x 8'1" (1.90m x 2.48m)

Double glazed window to front, radiator

Bathroom

Three piece suite comprised: Panelled bath, low level WC, pedestal wash hand basin, ceramic tile splash backs, electric shaver point, radiator, opaque double glazed window to front

Outside

Front - Pedestrian access to front entrance door, access to enclosed gravel area to side, gate access to garden, driveway parking and access to garage

Rear - Enclosed garden, mainly laid to lawn with the remainder laid to patio and decking

Tenure

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

