



**215 Ashford Close South, , Croesyceiliog NP44 2BE**  
**Guide Price £575,000**

GUIDE PRICE £575,000 - £600,000  
OFFERED FOR SALE WITH NO ONWARD CHAIN!

This impressive detached home is situated on a generous plot and offers a wealth of living space, making it ideal for family living and entertaining. The property features a large living room with two sets of French doors that open onto a private rear patio, creating a seamless connection between indoor and outdoor living. The kitchen/diner is spacious and perfect for family meals, while the study and sitting room offer additional flexible spaces. Three of the five bedrooms benefit from en-suite bathrooms, providing added convenience and privacy.

The property also includes a detached garage with a loft office above, offering excellent potential for a home office or additional living space. Ample parking is available, and the property is located just a short distance from Cwmbran Town Centre, schools, and excellent transport links. No onward chain ensures a smooth and quick move for the lucky buyer.

This is a rare find – don't miss the opportunity to view this wonderful family home!

Council Tax Band: E  
EPC Rating: B



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

Part glazed front entrance door to;

Entrance Hall

Designer vertical radiator, under stair storage cupboard, stairs to first floor, doors to;

Living Room

24'3" max x 19'4" (7.40 max x 5.90)

Two sets of double glazed French doors to rear, double glazed windows to side and front aspect, three radiators, spot lights to ceiling.

Sitting Room

13'8" x 16'0" (4.18 x 4.90)

Double glazed window to front, radiator.

Study

12'8" x 12'5" (3.87 x 3.79)

Double glazed window to front, radiator.

Kitchen/Dining Room

13'2" x 17'10" (4.02 x 5.46)

Contemporary kitchen fitted with a range of base and eye level wall units, work preparation surfaces, inset one and a half bowl sink and drainer unit, inset double oven, inset dishwasher, microwave drink dispenser. Fitted breakfast bar with base units, inset electric hob and filter hood over and wine fridge under, ceramic tile splashbacks, spot lights, double glazed window to rear, double glazed French doors to rear, designer vertical radiator, doors to;

Utility Room

13'2" x 7'9" (4.02 x 2.38)

Fitted with base and eye level units, work preparation surfaces over, inset stainless steel one and a half bowl sink and drainer unit, plumbing for automatic washing machine, built-in storage cupboard housing boiler, double glazed door to rear, radiator.

Cloakroom

Low level WC, wall mounted wash hand basin with ceramic tile splash backs

Landing

Double glazed window to front, two radiators, access to loft space, doors to;

Bedroom One

24'7" x 10'7" (7.50 x 3.24)

Double glazed French doors opening to Juliet balcony, double glazed window to front, two built in wardrobes, door to;

En-Suite

6'10" x 4'10" (2.10 x 1.48)

Mains shower quadrant, low level WC, vanity wash hand basin, chrome towel radiator, electric shower, obscure double glazed window to rear, fully ceramic tile walls and flooring.

Bedroom Two

11'10" x 14'3" (3.61 x 4.36)

Double glazed French doors opening to Juliet balcony, radiator, built-in wardrobe and built-in storage cupboard, door to;

En-Suite

3'10" x 7'8" (1.18 x 2.36)

Mains shower cubicle, low level WC, vanity wash hand basin,

chrome towel radiator, electric shaver point, extractor fan, ceramic tile walls and flooring.

Bedroom Three

12'4" x 10'7" (3.76 x 3.25)

Double glazed window to front, built-in wardrobe, door to;

En-Suite

6'10" x 4'10" (2.10 x 1.48)

Mains shower quadrant, low level WC, vanity wash hand basin, chrome towel radiator, electric shaver point, obscure double glazed window to rear, extractor fan, ceramic tile walls and flooring.

Bedroom Four

13'8" x 16'0" (4.17 x 4.90)

Double glazed French doors to front opening to Juliet balcony, built-in wardrobe and built-in storage space, radiator.

Bedroom Five

12'8" x 12'5" (3.87 x 3.79)

Double glazed window to front, radiator, built-in wardrobe.

Bathroom

8'0" x 9'8" (2.45 x 2.95)

'Duravit' bath, two wall mounted wash hand basins, low level WC, bidet, chrome towel radiator, 2 electric shaver points, spot lights, extractor fan, fully ceramic tile walls and flooring.

Detached Garage

Door to office/loft room. Electric up and over garage door, power and light connected, door to;

Shower Room

Electric shower cubicle, low level WC, wall mounted wash hand basin.

Office/Loft Room

Two double glazed windows to front, two electric storage heaters. This space could be utilised as an office away from the main house and provide extra storage.

Outside

To the front of the property wooden gates open to a paved driveway providing ample parking for several vehicles. There is side access to the rear via both sides of the property. Patio area next to the property at the rear with the remainder laid to lawn.

Tenure

TBC

