



10 Ffordd Bevan, Pontrhydyrun, Cwmbran, NP44 1DG

£360,000

This beautiful FOUR BEDROOM, DETACHED property located in the highly desirable Pontrhydyrun development, offers a perfect blend of space, comfort, and modern living. With an abundance of natural light throughout, the living room and kitchen/diner benefit from double-aspect windows, creating a bright and airy atmosphere. The spacious kitchen/diner is ideal for family meals and entertaining, with the added convenience of a separate utility room and WC. The generous lounge, with French doors opening onto the rear garden, provides the perfect setting for hosting friends and family.

Upstairs, you'll find four good-sized bedrooms, including a master with an en-suite shower room. The family bathroom serves the remaining bedrooms, offering plenty of space for everyone.

The property further benefits from a low-maintenance, enclosed rear garden — perfect for unwinding in privacy — along with a garage and off-road parking for added convenience. The location couldn't be better, with the cycle path and Monmouthshire & Brecon Canal just a short walk away, and Cwmbran Town Centre, schools, and transport links all within close proximity.

This is a fantastic opportunity not to be missed! Contact us today to arrange a viewing! Council tax band F, EPC rating B.



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Entrance

Part glazed front entrance door to;

Entrance Hall

Stairs to first floor, radiator, built-in storage cupboard, doors to;

Living Room

10'3" x 21'6" (3.13 x 6.57)

Double glazed window to front, two double radiators, double glazed French doors to rear.

Kitchen/Diner

9'10" x 21'5" (3.01 x 6.55)

Modern kitchen 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, integral dishwasher, fridge/freezer, gas hob with filter hood over, inset eye level double oven, ceramic tile splash backs, double glazed windows to front and rear, double glazed bay window to side, double radiator, door to;

Cloakroom

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

Utility Room

5'4" x 6'9" (1.63 x 2.06)

Fitted eye level units, work preparation surfaces, plumbing for automatic washing machine, space for tumble dryer, wall mounted boiler, radiator, part glazed door to rear.

First Floor

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

Bedroom One

12'7" x 9'11" (3.84 x 3.04)

Double glazed window to rear, door to;

En-Suite

Three piece suite comprising; Walk-in shower cubicle with electric shower, low level WC, pedestal wash hand basin, radiator, ceramic tile splashbacks, obscure double glazed window to rear, extractor fan.

Bedroom Two

13'3" x 8'9" (4.06 x 2.68)

Two double glazed window to front, radiator.

Bedroom Three

11'7" x 9'2" (3.54 x 2.80)

Double glazed window to front, radiator.

Bedroom Four

10'9" x 6'3" (3.30 x 1.93)

Double glazed window to rear, radiator.

Bathroom

Three piece suite comprising; Panelled bath with mains shower over, low level WC, pedestal wash hand basin, ceramic tile

splash backs, radiator, extractor fan, obscure double glazed window to rear.

Outside

Enclosed forecourt to the front with steps leading to front entrance.

Enclosed rear garden, mainly laid to lawn with remainder laid to patio and decking, tap connected, side gate access.

Tenure

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

