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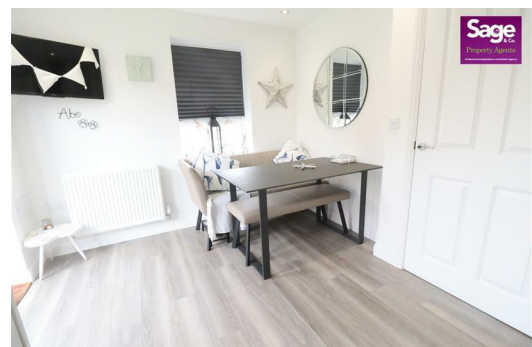


7 Alba Avenue, Pontrhyryrun, Cwmbran, NP44 1FS
Offers Over £285,000

Nestled in the sought-after Pontrhydryrun development, this charming THREE BEDROOM DETACHED home offers the perfect blend of comfort, style, and practicality. The property boasts a spacious lounge, providing a welcoming space for relaxation, while the open-plan kitchen/diner is ideal for family meals and entertaining. French doors from the kitchen/diner open out onto a private rear garden, creating a perfect spot for hosting family and friends in the warmer months. Convenience is key with a ground-floor WC, adding extra practicality for busy families. Upstairs, you'll find three well-proportioned bedrooms, with the master bedroom benefiting from a modern ensuite. A family bathroom completes the first-floor accommodation.

Outside, the property offers ample driveway parking, ensuring plenty of space for vehicles. Situated in close proximity to the picturesque Monmouthshire & Brecon Canal, this home is perfect for those who enjoy scenic country walks. Additionally, Cwmbran town centre and local schools are just a short distance away, making this the ideal location for family living.

A must-see property that combines modern living with a fantastic location. Don't miss out – contact us today to arrange a viewing! Council tax band E, EPC rating B



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

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Entrance

Part glazed front entrance door to;

Entrance Hall

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

Cloakroom/WC

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

Lounge

10'7" x 15'5" (3.24 x 4.70)

Double glazed window to front and side aspects, double radiator

Kitchen/Diner

15'5" x 8'8" (4.70 x 2.66)

Fitted with a range and base and eye level wall units, rolls, inset stainless steel and drainer unit, electric hob, oven under, filter hood over, integral washer/dryer and fridge/freezer, wall mounted boiler, double radiator, double glazed window to front and side aspects, part glazed door to side, spot lights to ceiling.

First Floor

Access to loft space, built-in storage cupboard, doors to;

Bedroom One

10'10" x 10'6" (3.32 x 3.21)

Double glazed window to side, radiator, door to;

En-Suite

Three piece suite comprising; Walk-in mains shower cubicle, low level WC, pedestal wash hand basin, double radiator, electric shower point, extractor fan, obscure double glazed window to front.

Bedroom Two

8'9" x 8'9" (2.69 x 2.67)

Double glazed window to front, radiator.

Bedroom Three

6'6" x 8'9" (2.00 x 2.69)

Double glazed window to side, radiator.

Bathroom

Three piece suite comprising; Panelled bath, low level WC, pedestal wash hand basin, ceramic tile splashbacks, chrome towel radiator, obscure double glazed window to front, extractor fan.

Outside

Front - Paved path leading to front entrance door:

Rear - Driveway parking for several vehicles, leading to enclosed garden, mainly laid to lawn with remainder laid to patio, tap connected

Tenure

We have been advised Freehold, to be verified.

