



1 Tynewydd Green, Pontnewydd, Cwmbran, NP44 1RQ
£299,000

SPACIOUS FAMILY HOME!! Situated in the ever-popular area of Pontnewydd, this spacious and well-maintained THREE BEDROOM, SEMI-DETACHED PROPERTY WITH LOFT ROOM offers excellent family living with versatile accommodation throughout. The ground floor boasts a generous lounge, a kitchen/diner perfect for family meals and entertaining, which flows seamlessly into a conservatory with solid roof, currently used as a playroom/games room. A particular highlight is the large utility area, providing additional storage, space for white goods, and a convenient ground floor WC.

Upstairs are three well-proportioned bedrooms and a family bathroom, while the loft room offers fantastic extra space. Externally, the property enjoys a beautifully presented, large rear garden, perfect for outdoor living and a garage in a nearby block adds further practicality.

Close to local schools, amenities, and road and rail links, this is a fantastic opportunity for families or buyers looking for space, comfort, and convenience. Must be viewed! Council tax band D , EPC rating C



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;

Porch

2'11" x 5'5" (0.90 x 1.67)

Glazed door to;

Entrance Hall

Radiator, stairs to first floor, under stairs storage cupboard, doors to;

Living Room

11'2" x 15'1" (3.42 x 4.62)

Double glazed window to front, feature log burner, coving, radiator

Kitchen

9'8" x 9'8" (2.96 x 2.96)

Fitted with a range of base and eye level wall units, roll top work preparation surfaces over, inset Belfast sink, electric hob, oven under, filter hood over, ceramic tiled splash backs, integrated dishwasher, radiator, double glazed window to rear, doorway to side porch,, opening to dining room;

Dining Room

9'8" x 11'4" (2.96 x 3.47)

Radiator, double glazed French doors to;

Sun Room

9'1" x 9'1" (2.78 x 2.78)

Spot lights to ceiling, double glazed windows to rear and side aspects, part glazed door to rear

Side Porch

9'6" x 6'3" (2.90 x 1.91)

Part glazed door to front, radiator, space for fridge freezer, wall mounted boiler, spot lights to ceiling, opening to;

Utility Room

13'0" x 7'0" (3.97 x 2.15)

Fitted with a range of base and eye level wall units, inset stainless steel one and a half bowl sink and drainer unit, double radiator, plumbing for automatic washing machine, space for tumble dryer, part glazed door to rear, double glazed window to rear, door to;

Cloakroom/ WC

Low level WC, wash hand basin with ceramic tiled splashbacks, double glazed window to rear

First Floor

Built in storage cupboard, access to loft space, doors to;

Bedroom One

10'3" x 13'3" (3.13 x 4.05)

Double glazed window to front, radiator

Bedroom Two

10'10" x 6'6" (3.31 x 2.00)

Double glazed window to rear, radiator

Bedroom Three

6'10" x 10'0" (2.09 x 3.05)

Double glazed window to front, radiator

Bathroom

5'6" x 7'9" (1.69 x 2.37)

Three piece suite comprising; panelled bath with shower over, low level WC, vanity wash hand basin, ceramic tiled splashbacks, chrome towel radiator, obscure double glazed window to rear

Loft Store

10'11" x 20'9" (3.34 x 6.33)

Spot lights to ceiling, two Velux windows, storage to eaves, radiator

Outside

Front - Pedestrian access to steps leading to front entrance door, secondary front door access to utility room. Garage in a nearby block, with a parking space in front.

Rear - Enclosed rear garden with wooden fencing, side gate access, mainly laid to lawn with remainder laid to patio, shrub and plant borders to sides, decking to rear with power connected, tap connected,

Tenure

We have been advised that the property is Freehold.

