



21 Crofton Mede, Fairwater, Cwmbran, NP44 4DH

Guide Price £190,000

GUIDE PRICE: £190,000 - £200,000

This beautifully presented THREE/FOUR BEDROOM, extended mid-terraced property offers generous and versatile living space, perfect for modern family life. Located in the popular residential area of Fairwater, Cwmbran, the home is within easy reach of local schools, Cwmbran Town Centre, and excellent transport links. The ground floor features a stylish and contemporary fitted kitchen/diner, ideal for both everyday meals and entertaining. A useful utility room adds practical convenience, while the single-storey extension to the rear provides additional flexible living space – perfect as a family room.

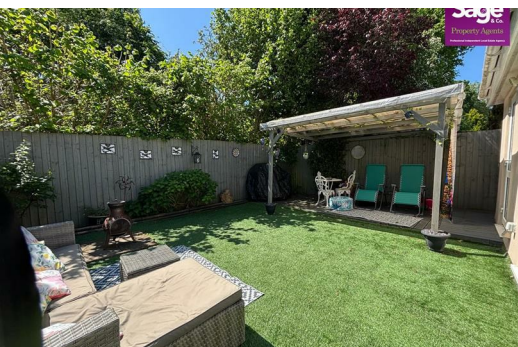
Upstairs, the first floor offers three well-proportioned bedrooms and a modern shower room.

This is an ideal purchase for growing families, first-time buyers, or anyone seeking extra space in a convenient and well-connected location.

Viewing is highly recommended to appreciate the size and quality of accommodation on offer.

Council Tax Band - B

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;

Entrance Hall

Radiator, stairs to first floor, ceramic tiled flooring, coving, built in storage cupboard, doors to;

Kitchen/ Diner

kitchen: 11'2" x 10'2" dining area: 11'5" x 6'9" (kitchen: 3.41m x 3.10m dining area: 3.49m x 2.08m)

Modern kitchen fitted with a range of base and eye level wall units, inset stainless steel one and a half bowl sink and drainer unit, work preparation surfaces over, ceramic tiled splash backs, inset AEG electric hob, integrated eye level double NEFF oven, double glazed window to front, spot lights to ceiling, ceramic tiled flooring, radiator, opening to conservatory, doors to;

Study / Bedroom Four

15'1" x 9'4" (4.60m x 2.87m)

Double glazed window to front, coving, radiator

Utility Room

11'10" x 5'11" (3.62m x 1.81m)

Part glazed door to rear, fitted with base units with roll top work preparation surfaces over, plumbing for automatic washing machine, space for fridge freezer and tumble dryer

Family Room

11'3" x 14'8" (3.45m x 4.48m)

Double glazed French doors with side panels to rear, two Velux windows, coving, designer vertical radiator

First Floor

Double glazed window to front, built in cupboard housing boiler, doors to;

Bedroom One

15'1" x 11'0" (4.60m x 3.36m)

Double glazed window to rear, radiator, fitted wardrobes to one wall, coving

Bedroom Two

9'1" x 8'3" (2.78m x 2.53m)

Double glazed window to rear, radiator, coving

Bedroom Three

9'1" x 6'11" (2.78m x 2.12m)

Double glazed window to rear, radiator, coving

Shower Room

Three piece suite comprising; walk-in mains shower, pedestal wash hand basin, ceramic tiled splash backs, low level WC, towel rail, two obscure double glazed windows to front, coving, spot lights to ceiling

Outside

Front - Enclosed forecourt, path leading to front entrance door with remainder laid to slate chippings and decking, tap

connected

Rear - Enclosed rear garden with wooden fencing, low maintenance, mainly laid to artificial grass, remainder is laid to decking with gazebo over, power connected

Tenure

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

