

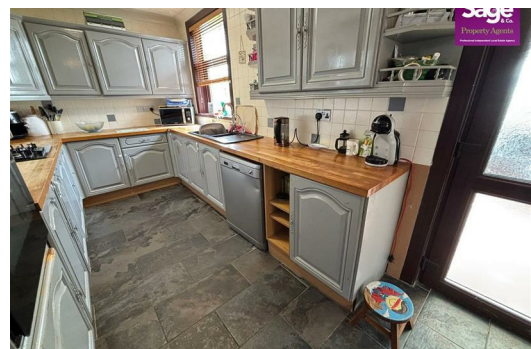
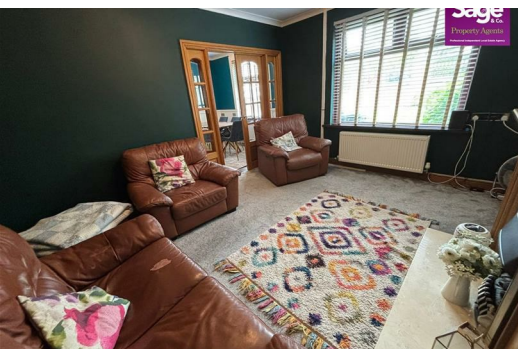


3 Parc Avenue, Pontnewydd, Cwmbran, NP44 1RT

Offers In Excess Of £280,000

Offered to the market is this well-presented and generously sized THREE BEDROOM, SEMI - DETACHED property, located in the highly popular residential area of Pontnewydd. Ideal for families and first-time buyers alike, this home boasts a versatile layout and a wealth of living space throughout. The ground floor comprises a welcoming entrance hallway, a bright and airy living room, a separate dining room perfect for entertaining, a fully fitted kitchen, a spacious conservatory ideal for year-round use, and a convenient WC. To the first floor, you'll find three well-proportioned bedrooms and a family bathroom. A versatile loft room offers additional space that could be used as a home office, playroom, or guest area. Externally, the property features a large enclosed rear garden, perfect for family life and outdoor entertaining. Further benefits include a detached garage, driveway parking, and excellent proximity to local amenities, well-regarded schools, and transport links.

A fantastic opportunity not to be missed — early viewing is highly recommended
Council Tax Band C, EPC Rating TBC



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

Entrance

Part glazed front entrance door to;

Entrance Hall

Stairs to first floor, ceramic tiled flooring, radiator, coving, under stairs storage space, doors to:

Dining Room

10'5" x 9'6" (3.18m x 2.90m)

Double glazed window to front, radiator, coving, dado rail. doors to:

Living Room

12'1" x 13'6" (3.70m x 4.14m)

Double glazed window to front, radiator, feature fireplace and surround, coving

Open Plan Kitchen/Breakfast Room

Kitchen

7'9" x 11'9" (2.38m x 3.59m)

Fitted with a range of base and eye level wall units, work preparation surfaces over, inset composite one and a half bowl sink and drainer unit with mixer tap, ceramic tiled splashbacks, gas hob, filter hood over, space for dishwasher, inset eye level oven, double glazed window to rear, coving, opening to:

Breakfast Room

7'9" x 9'3" (2.38m x 2.83m)

Plumbing for automatic washing machine, space for fridge freezer, radiator, coving, double glazed window to side, door to;

Conservatory

13'9" (max) x 13'9" (4.21m (max) x 4.20m)

Brick base, double glazed French doors to side, double glazed window to side and rear aspects, ceramic tiled flooring, door to:

WC

Low level WC, vanity wash hand basin, ceramic tiled splashbacks, obscure double glazed window to side

First Floor

Radiator, obscure double glazed window to side, coving, stairs to loft room, doors to:

Bedroom One

10'6" x 10'11" (3.21m x 3.33m)

Double glazed window to front, radiator, coving, two built in wardrobes

Bedroom Two

11'0" x 10'10" (3.36m x 3.31m)

Double glazed window to rear, radiator, feature fire surround, built in wardrobe, coving

Bedroom Three

9'1" x 8'4" (2.78m x 2.56m)

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

Bathroom

7'11" x 11'8" (2.43 x 3.57)

Panelled bath, main shower cubicle, low level WC, pedestal wash hand basin, ceramic tiled splashbacks, radiator, obscure double glazed window to rear, coving

Loft Room/Store

11'3" x 21'5" (3.45 x 6.55)

Two Velux windows

Outside

Front - Driveway parking for several cars, path to front entrance door, remainder laid to lawn and pebbles, access to garage that has power and light connected

Rear - Large enclosed rear garden that is mainly laid to lawn with garden path leading to patio area and garden shed that has power and light connected. Outside tap connected

Tenure

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

