



111 Heather Court, Ty Canol, Cwmbran, NP44 6JQ
£290,000

NO ONWARD CHAIN!!

NOT TO BE MISSED! Situated in the highly sought after residential area of Ty Canol, Sage & Co. offer for sale this WELL PRESENTED THREE BEDROOM DETACHED family home.

This attractive property boasts a spacious and versatile layout, perfect for modern family living.

To the ground floor, the home features a bright and spacious living room, a separate dining room, and a conservatory that provides additional living space and overlooks the garden. The well-appointed kitchen offers ample storage and worktop space.

Upstairs, the first floor comprises three good-sized bedrooms and a family bathroom, offering comfortable accommodation for growing families.

Externally, the property benefits from off-road parking for one vehicle to the front and a well-maintained rear garden, perfect for relaxing or entertaining during warmer months.

Located within close proximity to local schools, Cwmbran Town Centre, and excellent transport links, this home offers convenience as well as comfort.

Viewing is highly recommended to fully appreciate all that this fantastic family home has to offer.

Council Tax Band - D

EPC - TBC



Lakeside House, Llantarnam Parkway, Cwmbran, NP44 3GA
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Entrance

Part glazed front entrance door to;

Entrance Hall

Stairs to first floor, under stairs storage cupboard, coving, radiator, doors to;

Kitchen

10'3" x 8'2" (3.13 x 2.49)

Fitted with a range of base and eye level wall units, roll edge work preparation surfaces over, inset composite sink and drainer unit, ceramic tiled splash backs, gas hob, oven under, filter hood over, plumbing for automatic washing machine, space for dishwasher, space for fridge freezer, wall mounted boiler

Living Room

12'0" x 16'4" (3.67 x 5)

Double glazed French doors to rear, two double radiators, feature fireplace with surround, coving, doors to;

Conservatory

9'0" x 8'6" (2.75 x 2.60)

Double glazed windows to rear and side aspects, double glazed French doors leading to rear garden

Dining Room

9'6" x 6'6" (2.92 x 2.00)

Double glazed window to front, radiator, coving

First Floor

Access to loft space that is boarded, coving, doors to:

Bedroom One

12'4" x 10'0" (3.76 x 3.07)

Double glazed window to rear, radiator, fitted wardrobes with additional storage space above, coving

Bedroom Two

8'3" max x 9'3" (2.54 max x 2.84)

Double glazed window to front, radiator, built in storage cupboard

Bedroom Three

9'6" x 6'7" (2.92 x 2.03)

Double glazed window to rear, radiator

Bathroom

5'6" x 6'9" (1.68 x 2.08)

Three piece suite comprising; Panelled bath with electric shower over, low level WC, pedestal wash hand basin, ceramic tiled walls, obscure double glazed window to front

Outside

Front - Driveway parking, both sides of the drive are laid to lawn with shrubs and bushes, paved path to front entrance door, side gate access from both sides to rear garden
Rear - Enclosed, well maintained rear garden, laid mainly to lawn with an array of plants and shrubs, the remaining laid to patio.

Tenure

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

