



Lea Haven Penywain Road, Wainfelin, Pontypool, NP4 6EQ

£320,000

'Lea Haven' is a contemporary and beautifully presented THREE BEDROOM, SEMI - DETACHED family home situated on Penywain Road, offering a high standard of living throughout. Ideally located close to Pontypool Town Centre, local schools, and excellent transport links, this property provides spacious and versatile accommodation perfectly suited for modern family life.

The ground floor features a generous living room with panoramic views to the front, and a stunning open-plan kitchen/diner/family room fitted with a contemporary Howden kitchen, granite worktops, underfloor heating, and several integrated appliances. This luxurious space is ideal for entertaining, with bi-fold doors opening onto the rear garden. Also on the ground floor is a useful utility room and a separate home office, ideal for remote working.

The first floor comprises three well-proportioned bedrooms, a modern shower room, and a separate WC. Externally, the rear garden is well presented and low maintenance, offering an enjoyable outdoor space with minimal upkeep. There is also driveway parking to the front of the property. 'Lea Haven' combines style, space, and convenience, making it a superb opportunity not to be missed.

EPC Rating: C, Council Tax Band: D



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Entrance

Front entrance door to;

Porch

Obscure double glazed windows to side and front aspects, part glazed door to;

Entrance

Stairs to first floor, built in under stair storage cupboard, spot lights to ceiling, coving, radiator, doors to;

Living Room

12'0" x 14'11" (3.66 x 4.55)

Double glazed window to front, radiator, coving

Kitchen

14'5" x 12'1" (4.40 x 3.70)

Modern 'Howden' kitchen fitted with a range of base and eye level wall units with granite worktops, inset sink and drainer unit with mixer tap over, integrated tower fridge and tower freezer, integrated eye level microwave and oven, integrated dishwasher, fitted wrap around base units that extend into the centre of the room as a peninsula style-island / breakfast bar with a gas hob and stainless steel filter hood over and space for seating, underfloor heating, spot lights to ceiling, double glazed windows to rear, door to Home Office.

Family/Dining Room

14'5" x 12'0" (4.40 x 3.67)

Double glazed bi-folding doors, leading to rear garden, under floor heating, spot lights to ceiling

Home Office

13'5" x 8'3" (4.11 x 2.52)

Double glazed window to front, radiator, sky light, spot lights to ceiling

Utility Room

Spot lights to ceiling, work preparation surfaces over, space for tumble dryer, plumbing for automatic washing machine

First Floor

Access to loft space which is part boarded, double glazed window to side, doors to;

Bedroom One

14'6" x 15'8" (4.43 x 4.78)

Double glazed window to rear, radiator, built in double cupboard with shelving housing boiler, built in wardrobe to one wall, coving

Bedroom Two

12'0" x 11'2" (3.66 x 3.41)

Double glazed window to front, radiator, coving, built in wardrobe to one wall

Bedroom Three

8'5" x 10'9" (2.57 x 3.29)

Double glazed window to front, radiator, coving

Shower Room

5'6" x 5'2" (1.69 x 1.59)

Contemporary shower room with mains shower, vanity wash hand basin, chrome towel radiator, obscure double glazed window to rear

WC

Low level WC, obscure double glazed window to rear

Outside

Front - Driveway parking for multiple cars, side access to rear, steps up to front entrance door, remainder laid to lawn

Rear - Enclosed tiered rear garden, lower level is concrete with steps leading up to artificial grass and decking area. Upper level also laid to decking, rear gate access

Tenure

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

