



20 Barnfield Place, Pontnewydd, Cwmbran, NP44 1LA

Asking Price £237,950

OFFERED FOR SALE WITH NO ONWARD CHAIN!!

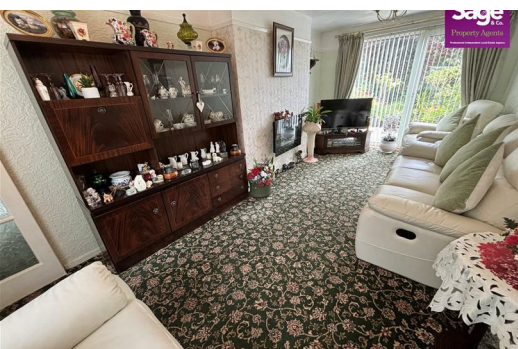
Located in the popular and well-connected area of Pontnewydd, Cwmbran, this generously sized FOUR BEDROOM, SEMI - DETACHED property offers an exciting opportunity for buyers seeking a family home with fantastic potential. In need of modernisation, the property provides spacious and versatile accommodation throughout. The ground floor features a large living room, a separate dining room, and a separate kitchen, ideal for those who enjoy entertaining or prefer distinct family spaces. A convenient ground floor WC and a useful utility area further enhance the practicality of the layout.

Upstairs, the first floor is home to four well-proportioned bedrooms and a family bathroom, making it an excellent choice for growing families. One of the standout features of this home is the large enclosed rear garden—perfect for children to play or hosting summer gatherings.

Barnfield Place is a quiet, secluded cul-de-sac that benefits from close proximity to a range of local amenities, communal parking, reputable schools, and excellent transport links, making daily life that much easier.

Offered for sale with no onward chain, this is a property not to be missed—early viewing is highly recommended.

EPC Rating: D
Council Tax Band: C



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

www.sageandco.co.uk

Entrance

Glazed sliding front entrance door to porch, part glazed door to;

Entrance Hall

Stairs to first floor, radiator, under stair storage space, doors to;

Living Room

19'3" x 9'11" (5.88 x 3.03)

Double glazed window to front, double glazed patio door to rear, radiator

Dining Room

9'4" x 8'3" (2.86 x 2.52)

Double glazed window to front, radiator

Kitchen

9'4" x 9'2" (2.87 x 2.80)

Fitted with a range of base wall units, roll top work preparation surfaces over, inset stainless steel sink and drainer unit, space for cooker, plumbing for automatic washing machine, ceramic tiled splashbacks, space for fridge, built in pantry cupboard, built in cupboards with shelving, double glazed window to rear, door to;

Utility Room/Rear Hall

Radiator, space for fridge freezer, space for tumble dryer, built in storage cupboard, ceramic tiled walls and flooring, doors to;

WC

Low level WC, obscure double glazed window to rear, ceramic tiled walls

First Floor

Access to loft space, doors to;

Bedroom One

11'5" x 10'8" (3.48 x 3.26)

Double glazed window to front, built in cupboard, radiator

Bedroom Two

10'2" x 10'9" (3.12 x 3.29)

Double glazed window to front, radiator

Bedroom Three

8'5" x 8'4" (2.59 x 2.55)

Double glazed window to rear, radiator

Bedroom Four

8'5" x 7'4" (2.59 x 2.25)

Double glazed window to rear, built in cupboard housing boiler

Shower/ Wet Room

5'3" x 5'4" (1.62 x 1.64)

Electric shower, low level WC, pedestal wash hand basin, obscure double glazed window to rear, ceramic tiled walls

Outside

Front - Steps leading to front entrance door, remainder laid to chippings, side access to rear

Rear - Enclosed spacious rear garden with an array of plants and shrubs, mainly laid to lawn with remainder laid to patio, tap connected, garden path leading to the rear of the garden with shed and greenhouse

Tenure

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

