



8 Twmbarlwm Rise, Henllys, Cwmbran, NP44 6EB

Asking Price £450,000

Located in the highly sought-after residential area of Henllys, this beautifully presented FOUR BEDROOM, DETACHED home offers generous living space, ideal for modern family living. The ground floor boasts a spacious lounge with double doors leading to a bright dining area – perfect for entertaining. The fitted kitchen includes a stylish bar area, ideal for hosting family and friends. Additional ground floor features include a convenient utility room, separate WC, and a dedicated home office/study, ideal for remote working.

Upstairs, the property offers four well-proportioned bedrooms, two en-suites and a modern family bathroom serves the remaining bedrooms.

Externally, the property benefits from a private, enclosed rear garden and a large driveway to the front providing ample off-road parking.

Close to local schools, excellent transport links, and Cwmbran Town Centre, this is an ideal family home in a desirable location.

Early viewing is highly recommended!

EPC Rating: C

Council Tax Band: F



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

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

Study

9'1" x 12'7" (2.77m x 3.86m)

Two double glazed windows to front, radiator, door to;

Inner Hallway

Radiator, doors to:

Cloakroom

Two piece suite comprising; Pedestal wash hand basin, low level WC, obscure double glazed window to side, radiator, ceramic tile splashbacks.

Utility Room

7'1" x 5'2" (2.17m x 1.60m)

Plumbing for automatic washing machine, space for tumble dryer, fitted eye level wall units, part glazed door to side, extractor fan, space for fridge/freezer.

Kitchen/Breakfast

13'7" x 19'10" (4.16m x 6.05m)

Modern kitchen fitted with a range of base and eye level wall units, work preparation surfaces over, inset one and a half bowl sink unit with drainer, inset gas hob, stainless steel filter hood over, inset eye level double oven, integral dishwasher, wine fridge and eye level microwave, wall mounted boiler, double glazed window to rear, fitted breakfast bar area with seating, fitted bar, radiator, inset spot lights to ceiling, ceramic tile flooring, double glazed window to side, doors to;

Dining Room

11'10" x 10'7" (3.62m x 3.24m)

Double glazed patio doors to rear, radiator, coving.

Living Room

14'6" x 11'5" (4.42m x 3.50m)

Double glazed box window to front, two radiators, feature fire and surround, coving, doors to;

First Floor

Access to loft space, built-in cupboard, dado rail, doors to;

Bedroom One

11'9" x 18'8" (3.60m x 5.69m)

Two double glazed window to rear, with mountainside views, two radiators, built-in cupboard to one wall, built-in double wardrobe, door to;

En-Suite

5'10" x 8'4" (1.80m x 2.56m)

Large en-suite comprising; mains shower cubicle with ceramic tile walls, pedestal wash hand basin, low level WC, chrome towel radiator, obscure double glazed window to side, extractor fan, inset spotlights to ceiling.

Bedroom Two

10'10" x 11'11" (3.32m x 3.64m)

Double glazed window to front, a range of built-in wardrobes to one wall, radiator, door to;

En-Suite

4'4" x 8'10" (1.33m x 2.71m)

Three piece suite, mains shower cubicle, vanity wash hand basin, low level WC, ceramic tile splashbacks, obscure double glazed window to side, radiator, extractor fan, electric shaver point.

Bedroom Three

10'5" x 18'8" (3.20m x 5.70m)

Two double glazed windows to front, access to loft space, two radiators.

Bedroom Four

8'7" x 9'10" (2.62m x 3.00m)

Double glazed window to rear with mountainside views, radiator, built-in storage cupboard.

Bathroom

6'3" x 6'3" (1.92m x 1.91m)

Panelled bath with shower over, pedestal wash hand basin, low level WC, ceramic tile splashbacks, radiator, extractor fan.

Outside

Front - Driveway parking for 3/4 cars, side access to rear, steps to front entrance door, remainder laid to lawn.
Enclosed rear garden with wooden fencing, lower level mainly laid to decking and gravel, power sockets connected, steps up to lawn area with shrub borders, tap connected, large garden shed to remain.

Tenure

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

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		85	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C	76		(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

