



Sage & Co.

Property Agents

Sage
& Co.

Property Agents

Professional Independent Local Estate Agency



22 Stonebridge Park, Croesyceiliog, Cwmbran, NP44 2JL

£350,000

Nestled within the highly sought-after area of Croesyceiliog, this beautiful FOUR BEDROOM, DETACHED home is located in the popular Stonebridge Park development and offers an exceptional living space ideal for modern family life.

The ground floor features a bright and spacious living room with double doors opening into a stunning kitchen/diner — perfect for hosting family gatherings or entertaining friends. A useful utility room and convenient WC complete the ground-floor layout.

Upstairs, a generous landing leads to four well-proportioned bedrooms, including a master bedroom with its own en-suite, alongside a contemporary family bathroom.

Externally, the property boasts a large, low-maintenance rear garden that is both well presented and ideal for relaxing or outdoor dining.

Just a short distance from Cwmbran Town Centre, reputable schools and excellent transport links, this impressive home is perfectly positioned for family living. Early viewing is highly recommended. Council tax band F, EPC rating C



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, double glazed window to side, two radiators, under stairs storage cupboard, coving, ceramic tiled flooring, doors to;

Cloakroom

3'5" x 4'8" (1.05 x 1.44)

Low level WC and wash hand basin, radiator, ceramic tiled splashback

Living Room

14'9" x 15'2" (4.50 x 4.63)

Two double glazed windows to front and double glazed window to side, two radiators, coving, doors to;

Open Plan Kitchen/Dining room

22'2" x 11'0" (6.76 x 3.37)

Fitted with a range of base and eye level wall units with work preparation surfaces over, inset one and a half bowl stainless steel sink and drainer unit, integrated dishwasher, inset eye level double oven, space for fridge freezer, feature island with induction hob and stainless steel filter hood over, double glazed French doors to rear with double glazed window alongside, double glazed window to side aspect, radiator, ceramic tiled flooring

Utility Room

3'11" x 8'10" (1.20 x 2.71)

Fitted with a range of base and eye level wall units with roll top work preparation surfaces over, inset stainless steel sink and drainer unit, plumbing for automatic washing machine, ceramic tiled splash backs, radiator, part glazed door to rear, double glazed window to rear

First Floor

Access to loft space, double glazed window to side, built in storage cupboard, radiator, doors to;

Bedroom One

11'3" x 11'1" (3.44 x 3.38)

Double glazed window to side and rear aspects, radiator, door to;

En-suite

3'6" x 9'8" (1.07 x 2.96)

Contemporary En-Suite with mains shower cubicle, low level WC, vanity wash hand basin, designer vertical radiator, extractor fan, ceramic tiled splash backs

Bedroom Two

8'0" x 10'11" (2.44 x 3.34)

Double glazed window to front and side aspects, radiator.

Bedroom Three

11'0" x 7'4" (3.36 x 2.24)

Double glazed window to rear, radiator.

Bedroom Four

7'9" x 8'0" (2.37 x 2.44)

Double glazed window to front, radiator

Bathroom

6'5" x 6'1" (1.97 x 1.86)

Three piece suite comprising; panelled bath with mains shower over, vanity wash hand basin and low level WC, ceramic tiled splash backs, chrome towel radiator, obscured double glazed window to front, electric shaver point

Outside

Front - Paved access to front entrance door, side access to rear via both sides, driveway parking and garage with power and lights connected and an EV charger (to remain)

Rear - Enclosed rear garden comprising; decking area directly from French doors, artificial lawn with remainder laid to patio with pergola over

Tenure

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

