



Wisteria Cottage Caerleon Road, Cwmbran, NP44 8DQ

Guide price £450,000



Welcome to this charming property located on Caerleon Road in the picturesque village of Llanfrechfa, Cwmbran. This delightful house boasts four reception rooms, offering ample space for entertaining guests or simply relaxing with your loved ones. With four cosy bedrooms, there is plenty of room for the whole family to unwind and enjoy a peaceful night's sleep.

The layout of this house is perfect for modern living, with a seamless flow between the living spaces creating a warm and inviting atmosphere.

Located in the heart of Llanfrechfa, this house offers the perfect blend of tranquillity and convenience. Enjoy the peaceful surroundings of this charming village while still being within easy reach of local amenities and transport links.

Don't miss out on the opportunity to make this house your home.



MAIN DESCRIPTION

***GUIDE PRICE £450,000-

£460,000*** One2One Estate

Agents are delighted to offer for sale this well presented spacious four bedroom cottage offering generous living accommodation. Situated in the sought after village of Llanfrehfa, conveniently close to a range of facilities including restaurants, pubs shops and schools. There is excellent access to road and rail networks and the M4 corridor. The property is accessed via a driveway leading to the front. Entrance with door and window to front, door to a spacious lounge with windows to front providing natural light, log burner and under stairs storage cupboard, door to the dining room with stairs to first floor, door to the bespoke kitchen fitted with a range of base and wall units made from reclaimed pine, work surface over, electric 'Bosch' double oven, gas hob, belfast sink, island, plumbing for washing machine, space for fridge and freezer, window and door to side, double doors to rear. There is a further reception room off the kitchen ideal for entertaining with window to side. Lastly is the ground floor cloakroom/wc. To the first floor are four bedrooms, three of which are doubles and a large family bathroom comprising free standing bath, corner shower cubicle, low level wc, pedestal wash hand basin, heated towel rail and windows to rear.

To the rear is a private garden with plenty of space for entertaining outdoors or for a growing family. There is a large patio area offering space for bbq and seating furniture, steps to artificial lawn with pagoda over, grapevines, kiwi plants and

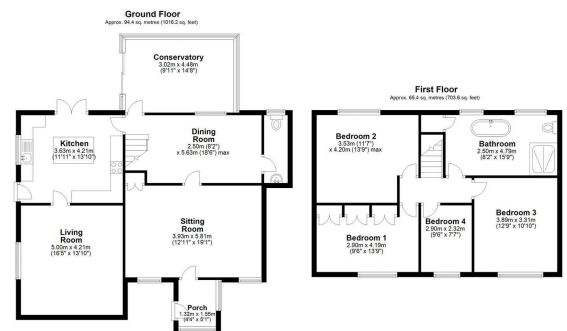
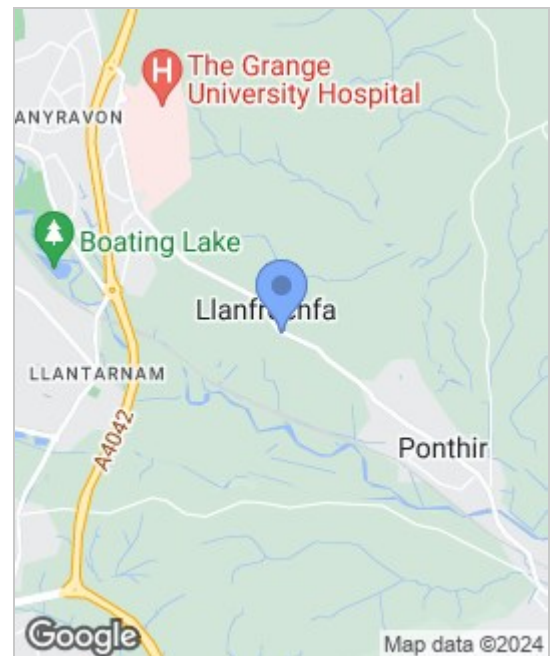
an abundance of mature plants and shrubs.

The property is within walking distance of the new Grange University Hospital. MUST BE VIEWED TO APPRECIATE THIS FAMILY HOME.

TENURE: FREEHOLD

COUNCIL TAX BAND: E

NB: One2One Estate Agents have been advised by the seller the details pertaining to this property. It is the buyer's responsibility to determine council tax band and tenure. We would encourage any interested parties to seek legal representation and obtain professional advice prior to purchase.



Total area: approx. 159.8 sq. metres (1719.8 sq. feet)

Energy Efficiency Rating	
Current	Potential
72	82
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
A	A
Very environmentally friendly - lower CO ₂ emissions (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC	

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