



20 Birch Grove, Cwmbran, NP44 6EP

Offers in the region of £450,000



Nestled in the charming area of Birch Grove, Henllys, Cwmbran, this modern detached house presents an exceptional opportunity for families seeking a spacious and comfortable home. With four well-proportioned bedrooms, this property is designed to accommodate both relaxation and practicality, making it ideal for family living.

The house boasts two inviting reception rooms, providing ample space for entertaining guests or enjoying quiet evenings with loved ones. The layout is thoughtfully designed to enhance the flow of natural light throughout the home, creating a warm and welcoming atmosphere.

Situated in a desirable location, this home is well-connected to local amenities and transport links, making it an excellent choice for those who value both comfort and accessibility. With its modern design and spacious layout, this detached house in Henllys is a perfect place to create lasting memories. Don't miss the chance to make this wonderful property your new home.



MAIN DESCRIPTION

Situated in the sought after area of Henllys, with a beautiful nature reserve on the doorstep, this detached and well-presented family home is ideally located close to local schools and amenities.

Upon entering, the welcoming entrance hall leads to a spacious lounge with a bay window to the front and French doors opening to the rear garden. The modern, open-plan kitchen/dining room is fitted with an array of units and ample work surfaces, featuring a built-in microwave, double oven, full-size fridge and freezer, wine fridge, induction hob, integrated dishwasher, and a handy larger cupboard. With windows overlooking the rear garden, this space also accommodates a family dining table and chairs. Adjacent, the utility room offers plumbing for a washing machine, space for a tumble dryer, floor-to-ceiling cupboards, and a side access door. Completing the ground floor are a versatile office/snug and a convenient cloakroom/WC.

The first-floor landing, with a window to the front, leads to four double bedrooms. The master bedroom benefits from a dressing room and an en-suite shower room, while the remaining bedrooms are served by a modern family bathroom.

Externally, the front provides parking for several vehicles, leading to a double garage. The L-shaped rear garden is private and features a patio area, a gazebo, a pond, and a large lawn that extends to the side, complemented by a decked seating area – perfect for

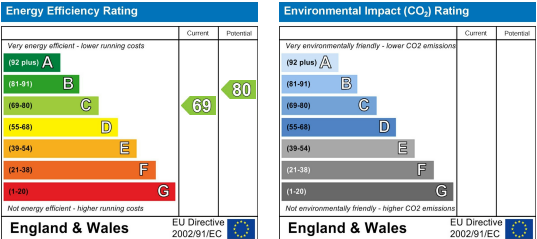
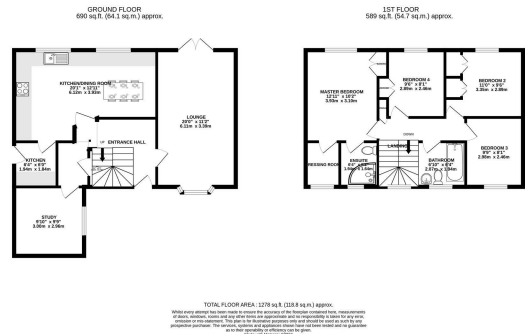
outdoor entertaining.

This stunning family home must be viewed to be fully appreciated.

TENURE: FREEHOLD

COUNCIL TAX BAND: F

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.



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