



55 Rhodfa'r Hebog, Cwmbran, NP44 1FJ

Guide price £350,000



GUIDE PRICE £350,000-£360,000 Nestled in the charming area of Rhodfa'r Hebog in Pontrhydyrun, Cwmbran, this delightful detached house offers a perfect blend of comfort and modern living. With four spacious bedrooms, this property is ideal for families seeking ample space to grow and thrive.

Outside, the property features parking for up to three vehicles, a valuable asset in today's busy world. The surrounding area is known for its friendly community and excellent local amenities, making it an attractive choice for those looking to settle in a vibrant neighbourhood.

This property is not just a house; it is a place where you can truly feel at home. With its generous living space and convenient location, it presents an excellent opportunity for anyone looking to enjoy the best of Cwmbran living. Don't miss the chance to make this lovely house your new home.



MAIN DESCRIPTION

This detached property is well presented and has been upgraded to a high standard, offering a perfect blend of modern living and comfort. Located in a new development, it is ideal for commuting with excellent access to road links, making it a great choice for those needing to travel.

Upon entering, you are greeted by a spacious entrance hall with stairs leading to the first floor and a storage cupboard for added convenience. The ground floor WC includes a vanity wash hand basin incorporating a WC, providing a practical yet stylish space. The lounge is bright and welcoming, featuring a window to the front, creating a relaxing atmosphere.

The heart of the home is the modern kitchen/dining room, which boasts a range of base and wall units, ample work surface space, and a breakfast bar—perfect for casual dining. The kitchen also includes a wine fridge, electric hob, and double oven, offering both style and functionality. A separate utility room with plumbing for a washing machine and additional units adds to the practicality of the home.

On the first floor, you'll find four bedrooms, three of which come with fitted wardrobes for ample storage. The master bedroom benefits from an en suite, comprising a double shower cubicle, low-level WC, and a vanity wash hand basin.

The family bathroom features a panelled bath with a shower over, a vanity wash hand basin incorporating a WC, combining

both comfort and practicality for family living.

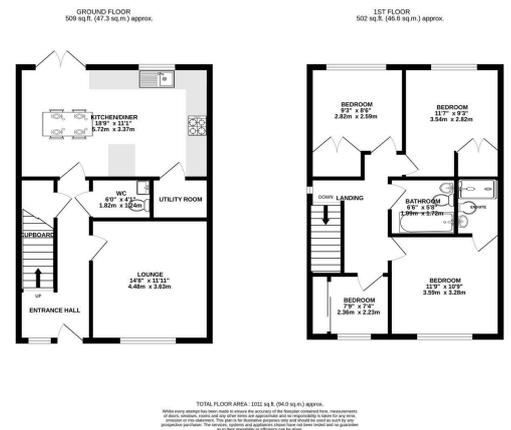
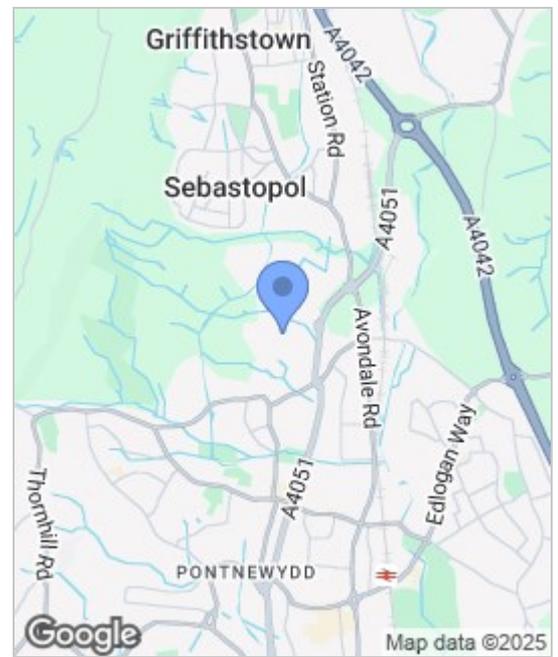
Outside, the rear garden is enclosed and private, offering a tranquil space to unwind. It features a patio, a decked area, and chippings, along with steps leading to a summer house, providing an ideal space for relaxation or hobbies. A gate offers access to the rear. To the front of the property, there is parking available and a garage, providing additional storage or parking space.

This home offers the perfect blend of style, space, and functionality—a must see property in a new development, ideal for those seeking a modern lifestyle with easy access to commuting routes.

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.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
84	94		

Energy Efficiency Rating: 84 (Current), 94 (Potential). Environmental Impact (CO₂) Rating: A (Current), A (Potential).

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