



Ty Glan Dwr
Greenhill Road | Cwmbran | Torfaen | NP44 3DQ

STEP INSIDE

Ty Glan Dwr

This stunning 4-bedroom 'Mediterranean' style villa offers an enviable lifestyle, combining elegance, space, and great views. Set on a substantial plot, the property provides both privacy and a sense of openness, ideal for those seeking tranquility with a touch of luxury.

As you step into the welcoming entrance hall, you're immediately drawn into the spacious family dining room. This generous space is perfect for gatherings and includes direct access to a balcony, where you can enjoy panoramic views of your beautifully landscaped garden.

Adjacent to the dining room, the large living room exudes character with its stone feature fireplace and charming alcoves. This room offers unique balcony access, allowing you to step outside and take in more of the picturesque vistas that define this home.

The open-plan kitchen and breakfast area are a true highlight of the ground floor, where an archway serves as a tasteful divider. Integrated appliances and high-quality materials provide everything needed to cater for family life and entertaining, making this a true heart of the home.

The first floor has been designed with convenience in mind, featuring a well-appointed family bathroom and an additional WC. These facilities serve the three generous bedrooms on this level, including the principal bedroom, which boasts distinctive wood features that enhance the home's Mediterranean charm and character.

One of the unique elements of this villa is the basement-level—maximising space to create a wonderfully flexible environment. This lower floor includes a fourth bedroom, a bathroom, a storeroom, and a utility room, optimising both convenience and practicality for modern family life.





SELLER INSIGHT

“ We built Ty Glan Dwr in the early 1980s on land that was already in our family,” says the current owner. “It was a dream of mine to build our own home, and raising our children here made it all the more special. Their teenage years were full of laughter, friends, and family gatherings – the house always had someone coming or going. Whether it was Rotary friends, golf club guests, or our children’s sleepovers, the welcome was always warm.”

“Day to day, the lounge has always been my favourite room,” the owner continues, “providing a large, light-filled space where we could all relax together. The master bedroom, with its two big windows, lets you wake up each day to peaceful views. At Christmas, the dining table was always set, filled with food and surrounded by loved ones.”

The house itself is set within gardens of about three-quarters of an acre—a true haven. Mostly laid to lawn, it is easy to maintain, and the Mediterranean-style garden down by the Monmouthshire Canal – which borders the bottom of the property – is perfect for lazy afternoons. In the extensive wider grounds, shared with other family members’ homes, we have played croquet on the lawn, watched the seasons change in the trees, and enjoyed the sense of countryside calm, even though we’re just a five-minute walk from the centre of Cwmbran.”

Indeed, the local area has much to offer, too. “With shops, restaurants, cinema, and the train station (Cardiff, Hereford and beyond) so close, this a fantastic location,” the owner says. “The area has grown a lot over the decades we have been here and is a vibrant community – there is always something happening, from rugby and football to tennis and stadium events.”

“Ty Glan Dwr is more than a house – it is a home, full of history, life, and heart. Now, it is time for someone new to create their own memories here, in this lovely, leafy corner of Monmouthshire.”*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.



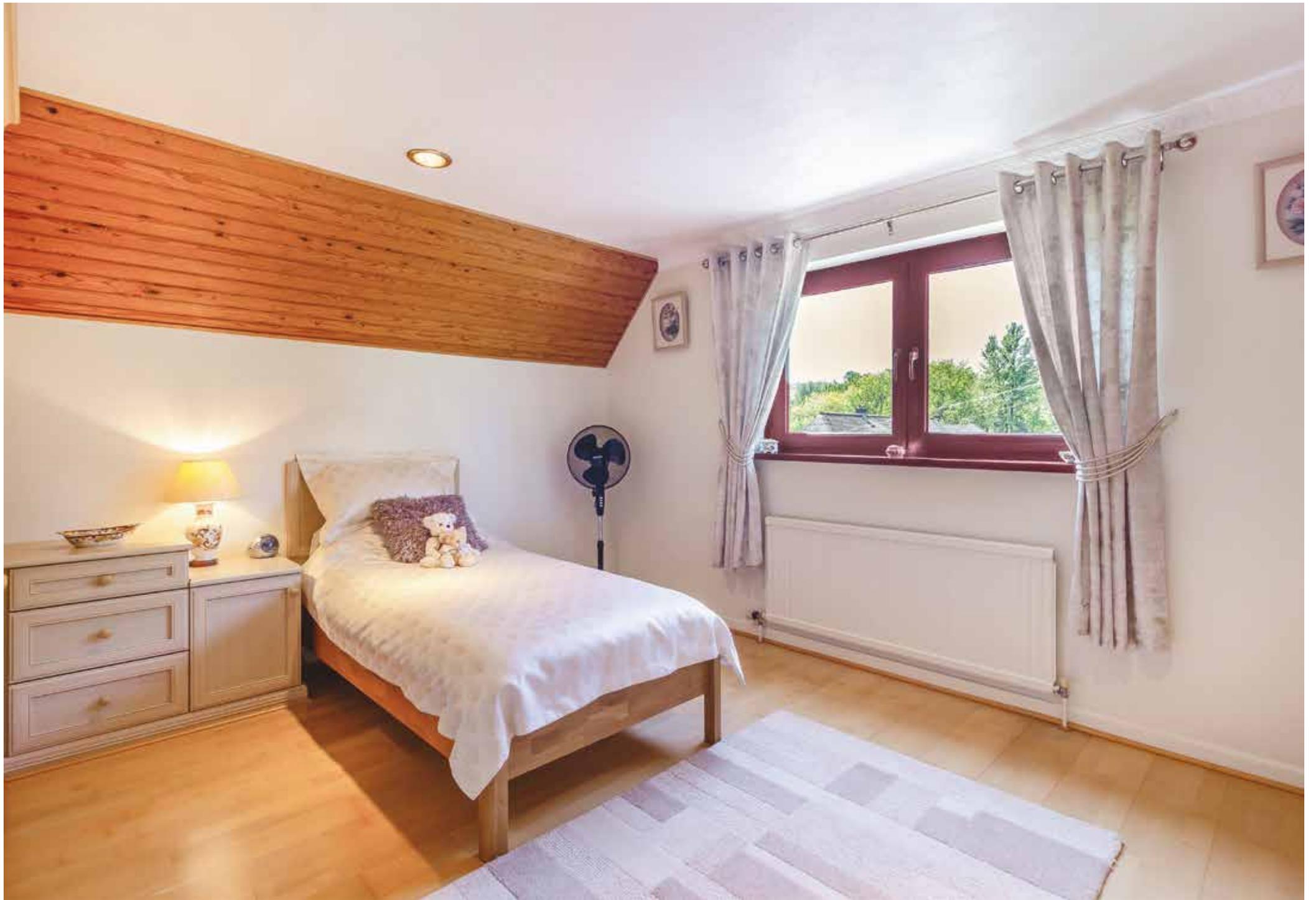
















STEP OUTSIDE

Ty Glan Dwr

As you step outside, the property truly reveals its full potential. A large driveway leads up to the villa, with ample outdoor parking and a garage. The striking pillared porch, beautiful stone detailing, and wooden doors and windows further enhance the villa's Mediterranean charm, offering a sense of timeless elegance.

The grounds are a real standout, with substantial, well-maintained gardens that provide the perfect setting for outdoor relaxation. Whether it's lounging on a summer's day or enjoying evening sunsets, the peaceful outdoor space truly completes this exceptional home.





STEP OUTSIDE

Ty Glan Dwr

Greenhill Road is a desirable and well-established residential address situated in the heart of Cwmbran, South Wales. Known for its peaceful surroundings and strong sense of community, the area strikes a perfect balance between suburban tranquillity and convenient access to local amenities.

Greenhill Road benefits from being just a short distance from Cwmbran town centre, which offers a comprehensive range of shopping, dining, and leisure facilities, including the popular Cwmbran Shopping Centre, supermarkets, cafes, and a cinema.

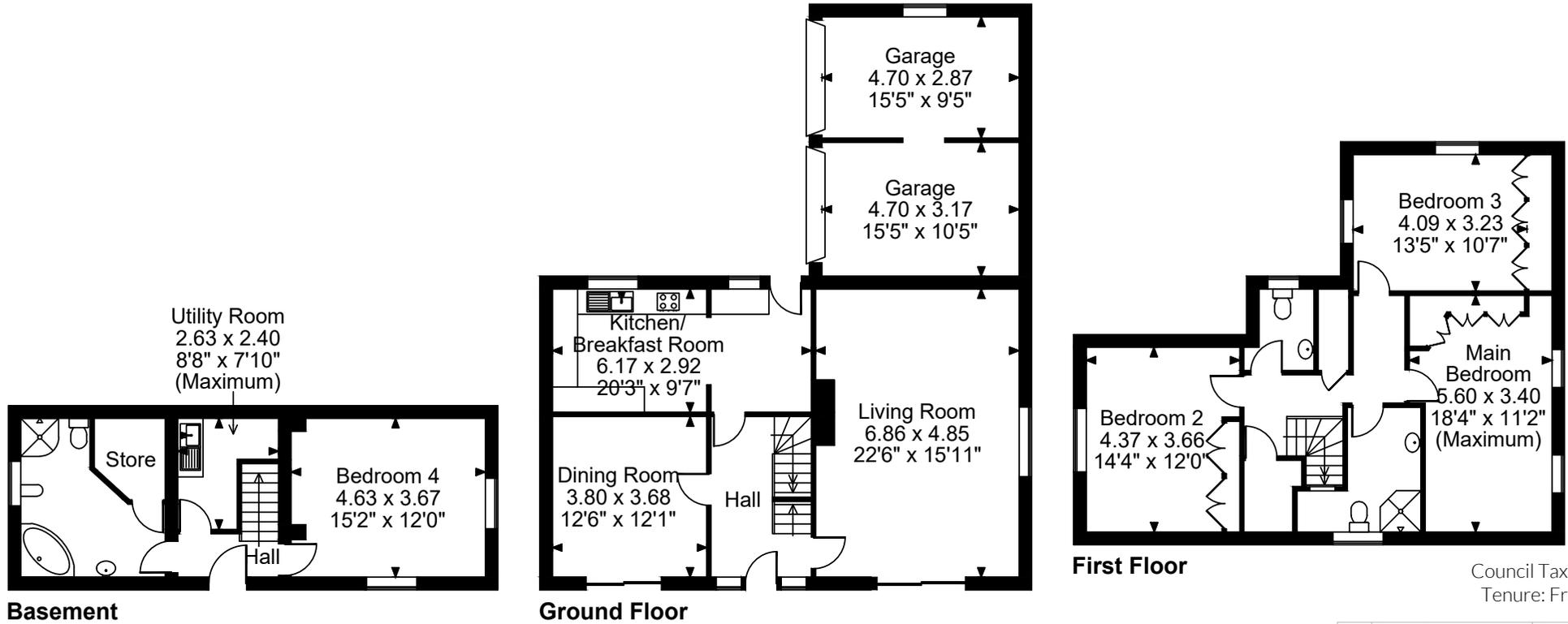
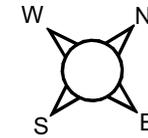
Transport links from the area are excellent, with easy access to the A4042 and M4 motorway, providing direct routes to Newport, Cardiff, and beyond. Cwmbran railway station is also within reach, offering regular services for commuters and leisure travellers alike.

Directions:

What3Words:///gave.proud.neon



Ty Glan Dwr Greenhill Road, Cwmbran, Torfaen
Approximate Gross Internal Area
Main House = 2045 Sq Ft/190 Sq M
Garages = 311 Sq Ft/29 Sq M
Total = 2356 Sq Ft/219 Sq M



Council Tax Band: F
 Tenure: Freehold

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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