



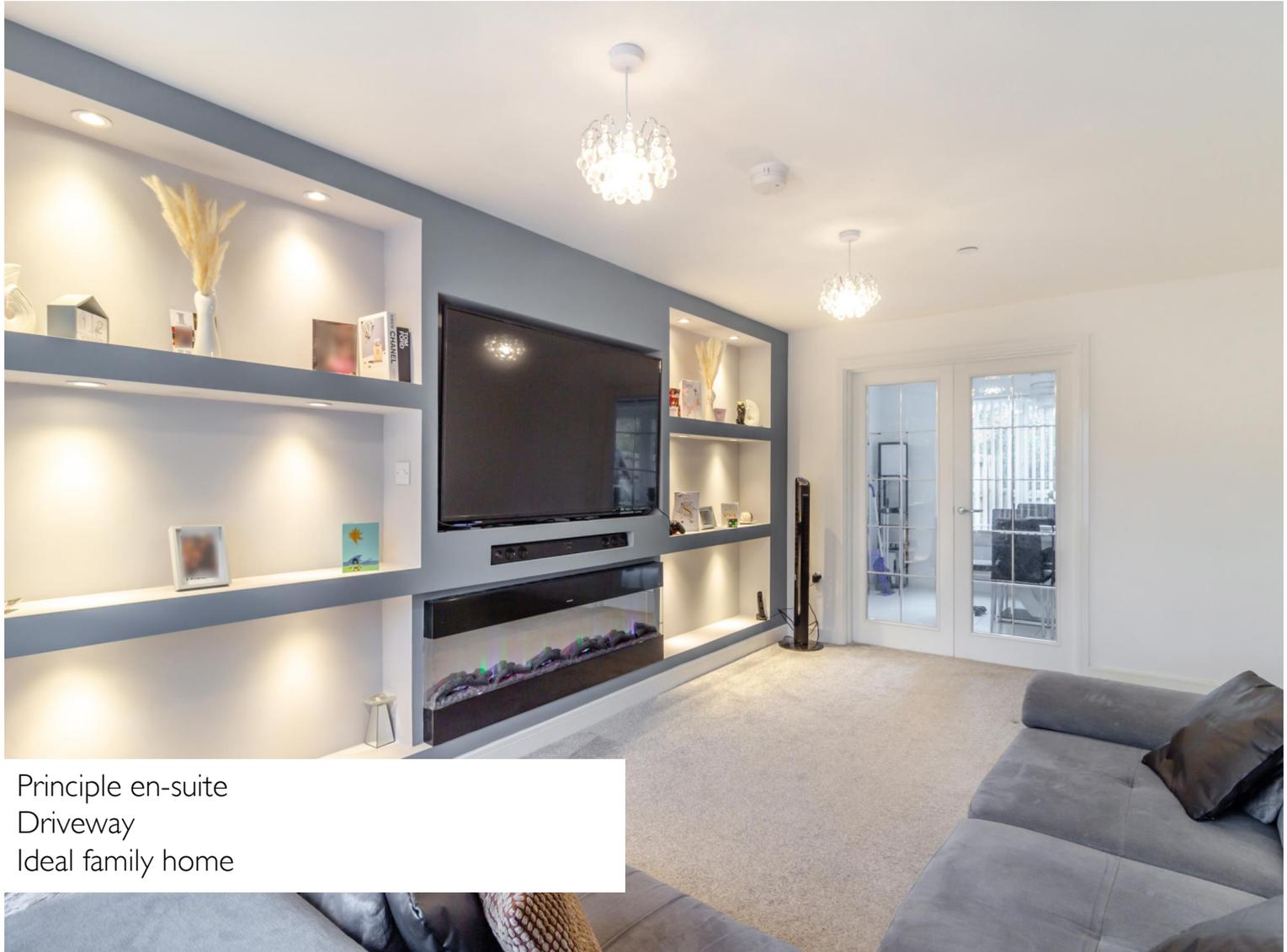
ST. DIALS

Guide price **£375,000**



# 99 COED Y GARN

Cwmbran, Torfaen NP44 3FR



Principle en-suite  
Driveway  
Ideal family home

Welcome to this inviting four double bedroom home located in Coed y Garn, Cwmbran. Ideal for families, it offers spacious living with four generously sized bedrooms.

Conveniently situated, it's a stone's throw away from Cwmbran town centre, ensuring easy access to shops and amenities. Proximity to schools adds to its appeal for families.

The residence boasts a perfect blend of comfort and convenience, creating a welcoming atmosphere for residents. Experience the joy of a well-connected home, offering both tranquillity and accessibility in this charming neighbourhood. Your ideal family home awaits.



Guide price  
**£375,000**



### KEY FEATURES

- Detached
- Four double bedrooms
- Open plan kitchen diner
- Downstairs WC
- Generous rear garden
- Single garage



# STEP INSIDE



Step into the inviting Coed Y Garn residence and experience a bright entrance hall that welcomes you, setting a cheerful tone from the moment you arrive.

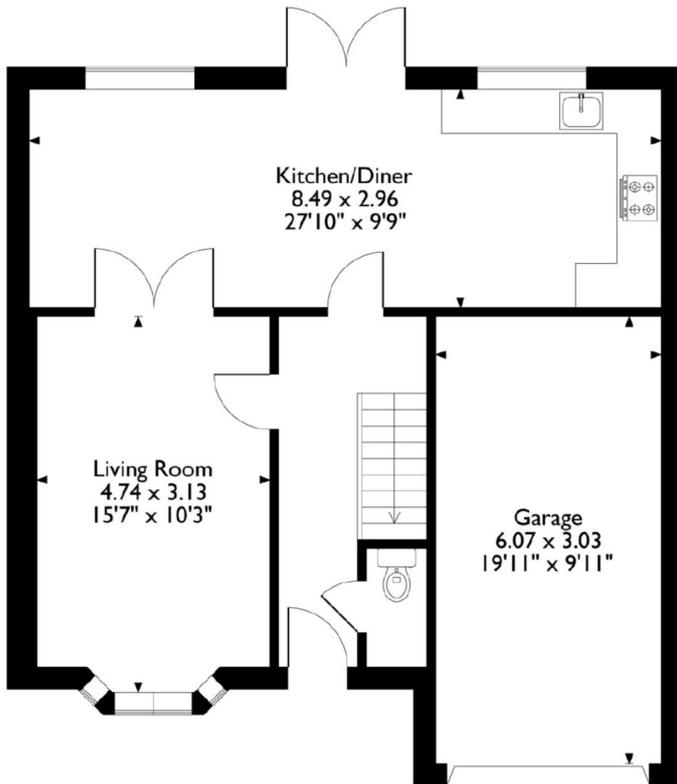
The entrance hall grants access to a convenient downstairs WC, ensuring practicality for daily living.

As you venture further, the lounge beckons with its cosy ambiance, featuring an electric fireplace that adds warmth and character.

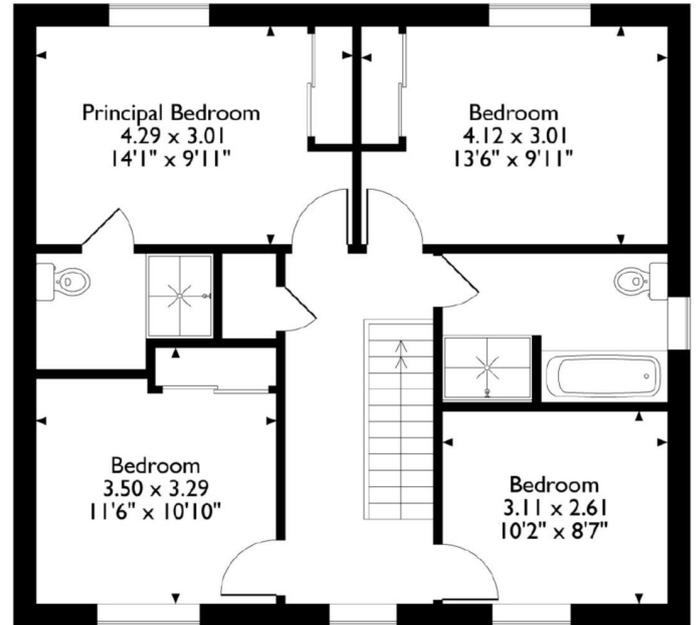
The lounge seamlessly connects to the generously sized kitchen diner, creating a space where culinary delights and shared moments come together effortlessly.

This open-plan layout enhances the sense of space and connectivity, perfect for modern living.

Approximate Gross Internal Area  
 Main House = 117 Sq M/1259 Sq Ft  
 Garage = 18 Sq M/194 Sq Ft  
 Total = 135 Sq M/1453 Sq Ft



**Ground Floor**



**First Floor**

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Upstairs, the first floor unfolds to reveal four double bedrooms, each offering comfort and ample room for personal retreat.

The principal en-suite provides a private sanctuary, completing the ensemble of this thoughtfully designed residence.

The four-piece family bathroom showcases contemporary design and functionality, catering to the needs of a bustling household.

# STEP OUTSIDE



Step outside into the charming exterior of Coed Y Gam, where convenience meets aesthetics. The low-maintenance frontage boasts a sleek and modern appeal, featuring a driveway that not only enhances the property's curb appeal but also provides space for two cars. The driveway seamlessly leads to the garage, offering easy access for your vehicles.

As you explore the rear of the property, a generously sized and equally low-maintenance garden unfolds. The carefully designed outdoor space features a patio area, perfect for al fresco dining or leisurely moments. The lawn area adds a touch of greenery, creating a harmonious balance. A side gate provides convenient access from the rear to the front of the property, ensuring ease of movement.

## INFORMATION

Postcode: NP44 3FR

Tenure: Freehold

Tax Band: E

Heating: Gas

Drainage: Mains

EPC: B





## DIRECTIONS

West bound on Henllys way, at St Dials Shops take a right onto Greenmeadow Way follow the road up and take another right onto Cwrt Celyn, continue around to the right and the property is the third right onto Coed Y Garn.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			94
(92-100)	A		
(81-91)	B	84	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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