



# PONTRHDYRUN

Guide price **£500,000**



# 12 Ffordd Tir Brychaid

Pontrhydyrun, Cwmbran, Torfaen NP44 1DH



Executive new build  
Beautifully maintained plot  
Perfect family home

Welcome to Ffordd Tir Brychaid, an exceptional five-bedroom detached executive new build nestled in the desirable area of Pontrhydyrun, Cwmbran. This stunning three-story property boasts impressive curb appeal, with a well-manicured facade and a generous driveway that provides ample parking space, leading to a detached double garage.

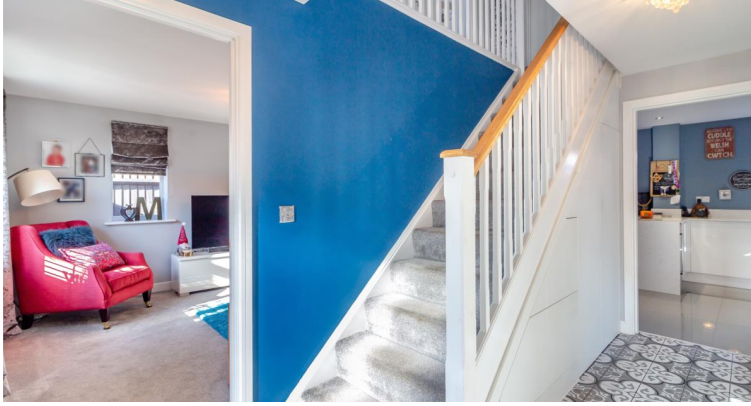
Inside, you'll find an immaculate family home that features spacious living areas, perfect for entertaining and day-to-day family life. The modern kitchen is designed with both style and functionality in mind, offering high-end finishes and appliances that make cooking a delight. Each of the generous bedrooms is bathed in natural light, creating a warm and inviting atmosphere throughout.

Conveniently located, Ffordd Tir Brychaid is within close proximity to local schools, Cwmbran town centre, and various amenities, making it an ideal choice for families. For those who enjoy outdoor activities, the property is within walking distance of the picturesque Monmouthshire Brecon Canal, offering scenic walks and leisure opportunities.

With its perfect blend of luxury, comfort, and accessibility, this home is a true gem in the area. Don't miss the chance to make this stunning property your own.



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£500,000



### KEY FEATURES

- Five Bedrooms
- Three bathrooms
- Utility room/wc
- Detached double garage
- Modern kitchen diner
- Solar panels



# STEP INSIDE

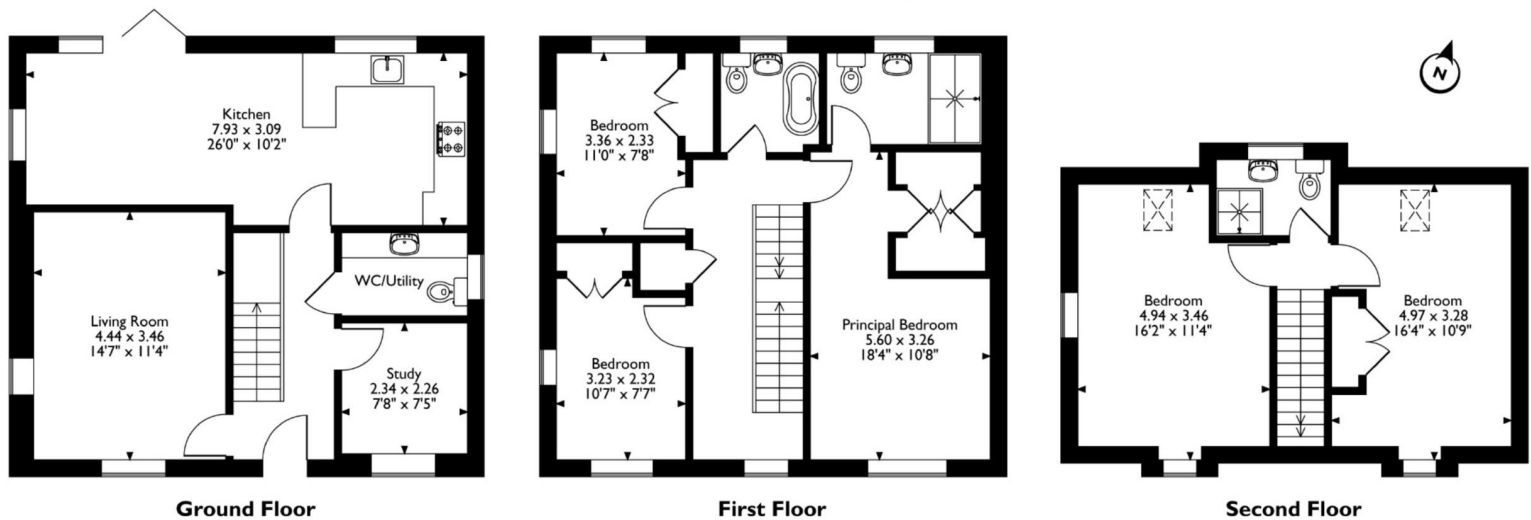


As you step inside Ffordd Tir Brychaid, you are greeted by a spacious hallway that sets the tone for this stunning family home. To your left, the inviting family lounge beckons, offering a cozy space perfect for relaxation and gatherings. To the right, you'll find a versatile study/playroom, ideal for work or play, along with a convenient utility room that benefits from an additional toilet, enhancing the home's practicality.

Straight ahead, you'll access the beautifully modernised kitchen diner, where the current owner have created a stylish and functional space. The brand-new kitchen features tasteful finishes and high-end appliances, making it a chef's dream. There are rollover quartz worktops and appliances include a wine cooler and hot water tap.

The open layout flows seamlessly into the dining area, which is perfect for family meals and entertaining. Bi-fold doors lead directly to the rear garden, creating a seamless indoor-outdoor experience ideal for alfresco dining on warm days.

## Approximate Gross Internal Area 153 Sq M/1647 Sq Ft



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.

Venturing to the first floor, you'll discover three well-appointed bedrooms and a modern family bathroom, which has also been thoughtfully renovated by the current owner. The principal bedroom is a standout feature, boasting its own luxurious ensuite and a spacious walk-in wardrobe, providing a private retreat for relaxation.

Stairs lead to the second floor, where two additional bedrooms await, sharing a stylish bathroom located conveniently on the landing. Each room is designed with comfort in mind, making this home perfect for family living.

Throughout Ffordd Tir Brychaid, the current owners have meticulously decorated the property to a very high standard, ensuring every detail contributes to its modern elegance. This home offers a harmonious blend of style, comfort, and functionality, making it an ideal haven for families seeking a sophisticated living space.

# STEP OUTSIDE



Stepping outside Ffordd Tir Brychaid, you'll immediately notice its impressive curb appeal, featuring a low-maintenance front garden adorned with mature trees and shrubs that enhance its charm. The generous driveway offers ample space for multiple cars and provides direct access to the detached double garage, ensuring convenience for homeowners.

A side gate grants easy access to the rear garden, which is designed for effortless enjoyment. The low-maintenance rear garden features a stylish patio area, perfect for outdoor dining and entertaining, complemented by a stone path leading to an artificial lawn that stays lush year-round. A rear decking area adds an inviting space for relaxation or gatherings, creating a wonderful outdoor retreat.

Additionally, the homeowner has thoughtfully installed new solar panels on the garage roof, contributing to energy efficiency and sustainability. Ffordd Tir Brychaid truly offers a harmonious blend of practicality and outdoor beauty.

## INFORMATION

Postcode: NP44 1DH  
Tenure: Freehold  
Tax Band: F  
Heating: Gas  
Drainage: Mains  
EPC: A





## DIRECTIONS

The development is located off Cwmbran Drive (A4051). When you enter the main access into the development onto Ffordd Tir Brychiad, the property is located on the left, after the turning for Lon Ffion.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A	96	97
(81-91)	B		
(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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