



LLANTARNAM

Guide price £525,000



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7 COURT FARM CLOSE

Llantarnam, Cwmbran, Torfaen NP44 3BS



Ideal family home
Large kitchen extension
Close to local shops and amenities

Nestled in the sought-after area of Llantarnam, this stunning four-bedroom detached home sits on a generous 0.28-acre plot. Recently renovated and extended by the current owner, the property seamlessly blends modern comforts with further potential to enhance.

Boasting spacious and versatile living areas, a contemporary kitchen, and well-proportioned bedrooms, this home is perfect for families. The beautifully landscaped garden offers a private and tranquil setting, ideal for entertaining or gardening enthusiasts. An attached garage and ample driveway parking provide added convenience.

Situated in a prime location, the property is within a short distance of excellent schools, shops, pubs, and restaurants, ensuring all amenities are close at hand. Just a stone's throw from Cwmbran town centre, it benefits from an array of retail, leisure, and entertainment options. For commuters, the home offers easy access to the M4 corridor, making travel to Newport, Cardiff, and Bristol effortless.



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KEY FEATURES

- Four Bedrooms
- Three bathrooms
- Generous plot
- Additional plot of land
- Potential for granny flat
- Great location



STEP INSIDE



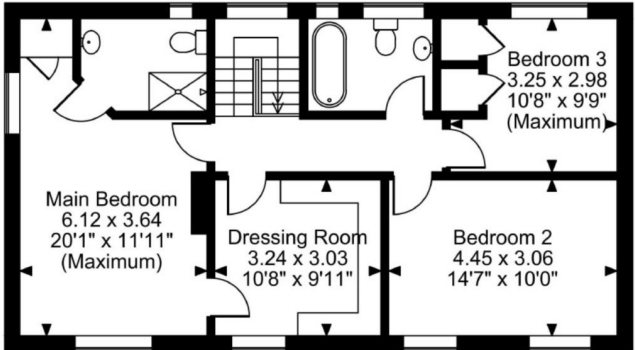
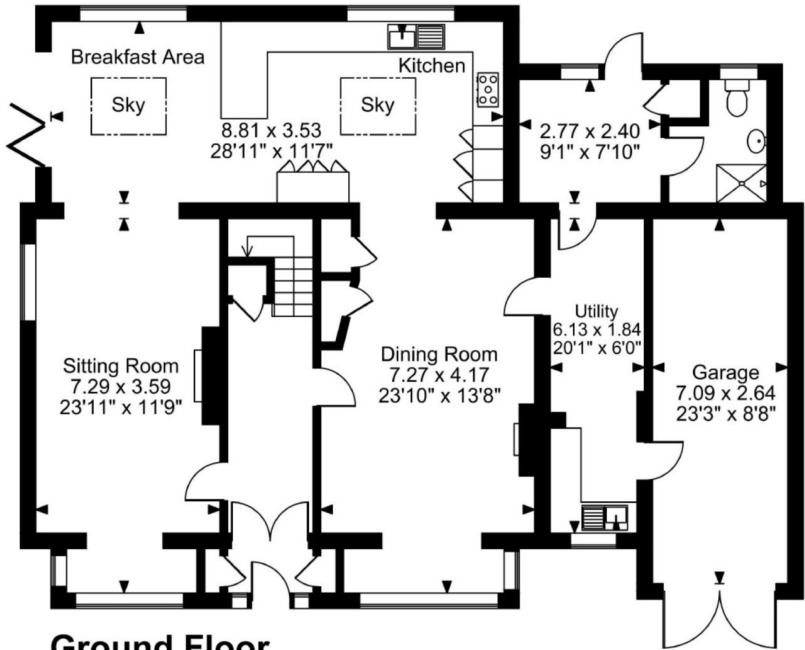
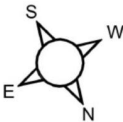
As you enter the property through an impressive porch, you are welcomed into a spacious and inviting entrance hallway, setting the tone for the stylish and versatile living spaces within.

To the left, the generous family lounge provides a warm and comfortable setting, seamlessly wrapping around into the beautifully extended, modern kitchen. This stunning addition, created by the current owners, boasts high-quality finishes, ample storage, and bi-fold doors that open out into the rear garden, allowing for an abundance of natural light and a seamless indoor-outdoor flow.

From the kitchen, you have access to the third reception room, currently used as a family dining room, offering a fantastic space for both everyday meals and entertaining guests.

This room conveniently wraps back into the entrance hallway while also providing access to the utility room. From here, you'll find entry into the garage, as well as an additional versatile room - perfect as a home office.

Approximate Gross Internal Area
Main House = 2130 Sq Ft/198 Sq M
Garage = 201 Sq Ft/19 Sq M
Total = 2331 Sq Ft/217 Sq M



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
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This space also leads to a downstairs wet room and has an additional door providing easy access to the rear garden.

The current owners have considered the potential of converting this entire section - including the utility, office space, and garage - into a fully self-contained granny flat, offering fantastic flexibility for multi-generational living or rental opportunities. Heading upstairs, the first-floor features four well-proportioned bedrooms and a beautifully renovated family bathroom.

The principal bedroom benefits from a private ensuite, adding a touch of luxury. Additionally, bedroom four is currently used as a walk-in wardrobe but can easily be converted back into a standard bedroom if desired.

With its spacious layout, high-quality renovations, and exceptional potential, this stunning home offers a fantastic opportunity for families looking for both modern comforts and future possibilities.

STEP OUTSIDE



To the front of the property, you'll find a well-maintained lawn laid to patio, offering a welcoming entrance. There is convenient access into the garage, as well as a side gate leading to the rear garden. A standout feature of this home is the additional plot of land to the right, included within the title, presenting fantastic potential for landscaping opportunities.

The rear garden is a true highlight, lined with beautiful mature trees and shrubs that provide both privacy and charm. A combination of patio and lawn creates a versatile outdoor space, perfect for alfresco dining, entertaining guests, or simply enjoying the sunshine throughout the day. Whether you're looking for a peaceful retreat or a space for family gatherings, this garden offers an excellent balance of relaxation and practicality. With its generous size and stunning greenery, it's the perfect outdoor extension to this wonderful family home.

INFORMATION

Postcode: NP44 3BS

Tenure: Freehold

Tax Band: E

Heating: Gas

Drainage: Mains

EPC: C





DIRECTIONS

Follow Newport Road north, take the second exit at the roundabout to stay on Newport Road, then turn left onto Llantarnam Road, left again onto Brangwyn Avenue, and finally left onto Court Farm Close, your destination will be on the right-hand side.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)	69	79
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

25 Bridge Street, Usk, NP15 1BQ
 01633 449884
 newport@archerandco.com
 www.archerandco.com



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