



# CROESYCEILIOG

Offers over **£475,000**



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# 42 PETTINGALE ROAD

Croesyceiliog, Cwmbran, Torfaen NP44 2NZ



Detached four bedroom house  
Ideal family home  
Close to local shops, schools and amenities

Located in the sought-after area of Croesyceiliog, Cwmbran, this impressive four-bedroom detached home offers versatile and spacious living, ideal for the modern family. Beautifully presented throughout, the ground floor features a generous lounge, perfect for relaxing or entertaining, a bright dining room, Downstairs cloakroom and an additional sitting room - offering a flexible space ideal for a home office, playroom, or snug. The property boasts a well-appointed modern kitchen, while an integrated garage and off-road parking add everyday convenience. Upstairs, you'll find four well-proportioned bedrooms, with the principal bedroom benefiting from its own en-suite shower room. A stylish family bathroom serves the remaining bedrooms. Outside, a generous, enclosed rear garden provides plenty of space for family activities, gardening, or summer entertaining. The location is a real highlight. Croesyceiliog is a popular, well-established area known for its excellent schools, local parks, and convenient transport links. Enjoy community events at the nearby rugby club, grab a bite and live entertainment at The Upper Cock pub, or tee off at Greenmeadow Golf Club, all within easy reach. Local shops and Cwmbran town centre are also just a short drive away. A fantastic opportunity to secure a spacious, detached family home in a desirable and well-connected location.



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£475,000



### KEY FEATURES

- Detached
- Four bedrooms
- Off road parking
- Integrated garage
- Principle ensuite
- Great location



# STEP INSIDE



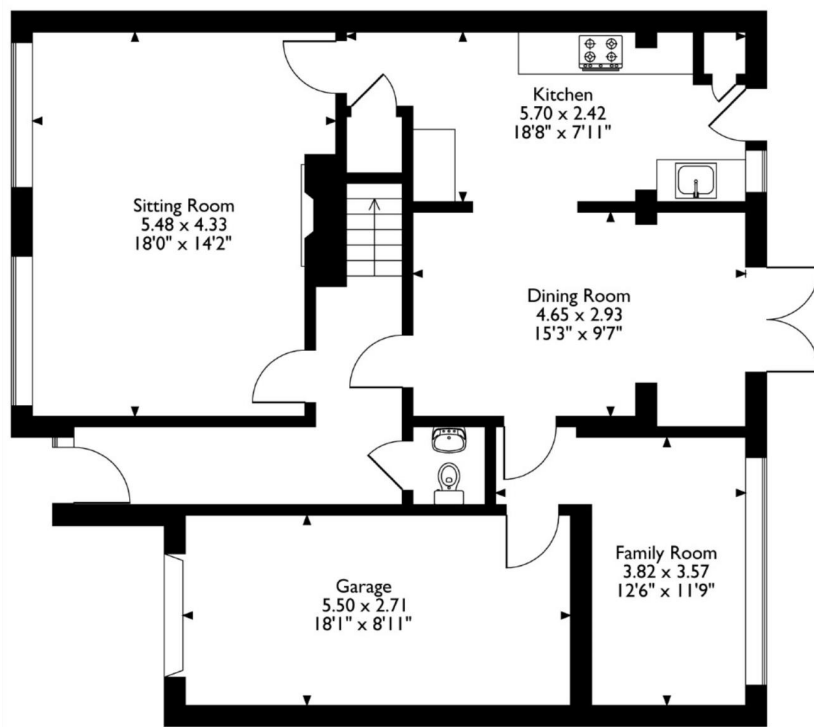
Step inside 42 Pettingale Road and you're welcomed by a spacious, light-filled hallway that immediately sets the tone for this well-presented family home.

Off the hallway, you'll find a convenient downstairs WC, the formal dining room, which flows into a versatile sitting room, perfect as a playroom, snug, or home office.

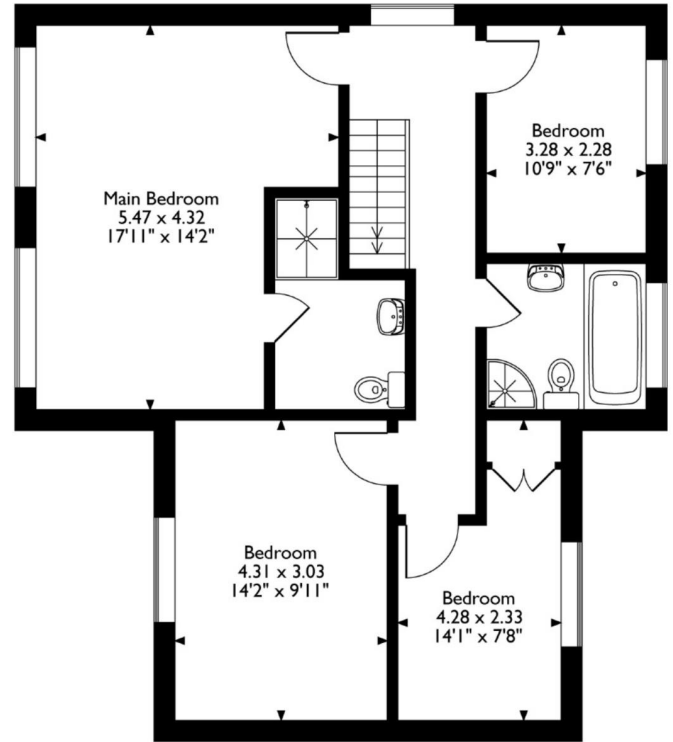
The dining room offers direct access to the modern kitchen, which flows seamlessly into the generous lounge, creating a fantastic open-plan space ideal for family life and entertaining.

The lounge enjoys plenty of natural light and offers a relaxed, comfortable space to unwind, with access through to the kitchen and out to the rear garden.

## Approximate Gross Internal Area 163 Sq M/1755 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.

From the dining room, double doors also open out to the garden, making this home perfect for summer gatherings and indoor-outdoor living.

The sitting room provides internal access to the integrated garage, adding everyday practicality.

Heading upstairs, you'll find four well-proportioned bedrooms.

The principal bedroom benefits from its own en-suite, while a modern family bathroom serves the remaining bedrooms.

Flooded with natural light throughout and offering versatile living space both inside and out.

# STEP OUTSIDE



Step outside Pettingale Road and you'll find a welcoming frontage with a spacious driveway, providing off-road parking for multiple vehicles. A charming corner section of the drive is beautifully finished with mature shrubs, adding a touch of greenery and kerb appeal to the property. There's convenient side access leading to the rear garden – a generous outdoor space designed for relaxing and entertaining. At the rear, a spacious patio area offers the perfect spot for outdoor dining or enjoying a morning coffee. A lovely pergola provides a shaded area to sit under and unwind in the warmer months. Beyond the patio, a well-maintained lawn stretches out, ideal for children to play or for hosting summer gatherings. Mature shrubs line one side of the garden, offering privacy, greenery, and an attractive backdrop. This fantastic outdoor space is perfect for family life and those who love to entertain.

## INFORMATION

Postcode: NP44 2NZ

Tenure: Freehold

Tax Band: F

Heating: Gas

Drainage: Mains

EPC: C





## DIRECTIONS

From Edlogan Way roundabout, take the exit heading towards Chapel Lane; at the next roundabout, take the first exit onto Chapel Lane, continue as the road merges onto The Highway, then take the second left onto Pettingale Road. Follow the road around to the right, and the property will be located on your right-hand side



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

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All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Floorplans and photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.