



**Selby Close,  
Llanfrechfa, NP44 8TT**

- EPC Rating: D
- Five bedrooms
- Three bathrooms
- Attractive gardens
- Semi-rural location with an abundance of countryside walks on your doorstep







## About The Property

Offered for sale this five bedroom detached house situated in a sought after residential location near to the newly built Grange hospital. There are fabulous road links to the M4 motorway network in both directions making Cardiff and Bristol an easy commute. Cwmbran railway station is less than two miles away with regular direct train services to Cardiff Central, Manchester and North Wales. Newport station is under five miles away with a direct service to London Paddington. Cwmbran has a wide range of amenities including supermarkets, a shopping centre with independent and high street stores, restaurants and cafes, a cinema and bowling complex and a retail park - plenty to keep you busy!

## Accommodation

### Entrance Hallway

Wood flooring, double glazed window and door to front and radiator.

### Lounge

15' x 12' 6" ( 4.57m x 3.81m )

Large double glazed picture window to side, feature fire place, carpet flooring and radiator.

### Dining Room

12' x 10' 2" ( 3.66m x 3.10m )

Wood flooring, stairs to first floor, radiator and French doors leading to decked area.

### Kitchen

16' 1" x 8' 4" ( 4.90m x 2.54m )

Range of wall and base units, range cooker, tiled splash backs, double glazed windows to rear and side, tiled flooring, space for a fridge freezer.

### Conservatory

18' x 13' 2" ( 5.49m x 4.01m )

Double glazed windows, radiator and laminate flooring.





## Utility Room

8' 11" x 5' ( 2.72m x 1.52m )

Range of units, tiled flooring, boiler and half glazed door to rear.

## Wet Room

## Downstairs Bedroom One

13' x 11' 11" ( 3.96m x 3.63m )

Double glazed windows, and radiator.

## Downstairs Bedroom Two

11' 11" x 12' 11" ( 3.63m x 3.94m )

Double glazed windows and radiator.

## Downstairs Bedroom Three

10' 11" x 9' 5" ( 3.33m x 2.87m )

Double glazed window and radiator.

## Downstairs Family Bathroom

Three piece suite comprising of bath, WC and sink, obscure double glazed window. tiled flooring and radiator.

## First Floor Landing

Carpet flooring .

## Upstairs Bedroom One

14' 7" x 12' 7" ( 4.45m x 3.84m )

Double glazed window, carpet flooring and radiator.

## Upstairs Bedroom Two

12' 11" reduced head height x 12' 11" reduced head height  
( 3.94m reduced head height x 3.94m reduced head height )

Roof windows, storage into eaves, carpet flooring and radiator.

## Upstairs Family Bathroom

Three piece suite comprising of bath, WC and sink.

## Outside

Double gated driveway to the front with parking spaces, garage and well established garden with mature trees and shrubs.

Decked area to enjoy al fresco dining.



**Ground Floor**



**First Floor**

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

### Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.