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Bluebell Court, Ty Canol Cwmbran

£475,000

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## About the property

Rarely available substantial modern self build four double bedroom (formerly five) detached family home. Located in this highly sought after residential area of Cwmbran and extensively updated and improved by its current owners. Superbly presented accommodation briefly comprises entrance porch, hallway, cloakroom/WC, lounge and impressive remodeled and refitted open-plan kitchen dining room to the ground floor. Four double bedrooms (principal bedroom with ensuite) and refitted family bathroom to the first floor. Front garden with driveway for approximately three vehicles leading to garage. Enclosed landscaped garden with views towards towards the Severn Estuary and beyond. The property is well placed for access to all of the amenities that the town has to offer. Cwmbran shopping centre has a wide range of high street and independent stores, along with cafes, library and leisure complex with cinema and bowling alley. The M4 motorway is accessible in both directions, making Cardiff and Bristol an easy commute.





### Porch

Enter via UPVC double glazed door to porch which has windows to front and side elevations. Ceramic tile flooring. Opaque UPVC double glazed door to hallway.

### Hallway

Two opaque UPVC double glazed windows to front elevation. Oak parquet flooring. Radiator. Stairs to first floor. Doors to lounge, kitchen/dining room, WC and garage.

### Cloakroom / W C

Comprising close coupled WC combined two in one wash basin. Heated towel rail. Opaque UPVC double glazed window to side elevation. Ceramic tile flooring.

### Garage

16' 1" x 11' ( 4.90m x 3.35m )

Up and over door to front. Two UPVC double glazed windows to side elevation. Wall mounted Baxi combination gas central heating boiler. Two laminate worktops. Plumbing for washing machine and dryer. Shelving.

### Lounge

23' 10" x 11' 7" ( 7.26m x 3.53m )

Oak parquet flooring. Two radiators. Contemporary inset feature gas fire. UPVC double glazed windows to front and rear elevations.



### Kitchen / Dining Room

23' 11" x 14' 8" max ( 7.29m x 4.47m max )

Impressive remodeled and refitted open plan luxury kitchen/dining room. Fitted with a good range of base units with Quartz worktops. Integrated dishwasher, fridge and freezer. Rangemaster oven with AEG cooker hood over. Tiled splashbacks. Wall cupboards. Larder unit. Feature centre console with Quartz worktops incorporating a sink and drainer with mixer tap. Breakfast bar area. Two contemporary vertical radiators. Ceramic tile flooring. Two feature bifolding doors to the rear garden with views over the garden and towards the Severn Estuary.

### Landing

Feature galleried landing. Radiator. UPVC double glazed window to front elevation. Access to loft.

### Bedroom One

18' 5" x 10' 11" ( 5.61m x 3.33m )

UPVC double glazed window to the rear elevation with impressive views towards the Severn Estuary and beyond. Radiator. UPVC double glazed window to side elevation. Door to ensuite.



### Ensuite

Comprising refitted luxury shower room including a walk in double shower with black fitting and wet room style drainage. Hand held shower head and inset rainfall shower, wash hand basin and close coupled WC set in a vanity unit with storage. Wall storage cupboards. Opaque UPVC double glazed window to side elevation. Contemporary vertical radiator. Ceramic tile flooring. Extractor fan and inset spotlights.

### Bedroom Two

12' x 11' 3" ( 3.66m x 3.43m )

UPVC double glazed window to rear elevation with impressive views. Radiator.

### Bedroom Three

11' 11" x 11' 8" ( 3.63m x 3.56m )

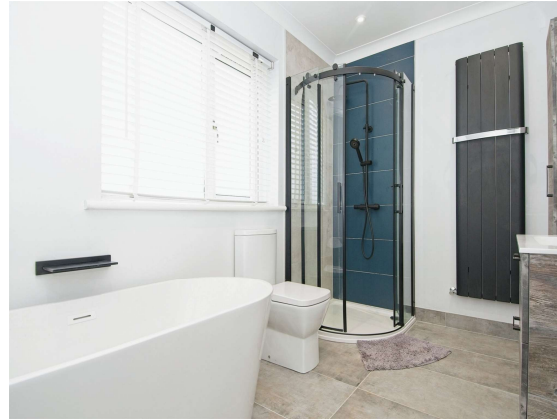
UPVC double glazed window to rear elevation with open views. Fitted bedroom furniture including wardrobes, cupboards and draws. Radiator.

### Bedroom Four

11' 7" x 11' 5" ( 3.53m x 3.48m )

UPVC double glazed window to front elevation. Radiator.





## Bathroom

Refitted modern bathroom which comprises a feature bath with waterfall effect tap, close coupled WC, corner shower cubicle and wash hand basin set in a vanity unit with storage under. Two further storage cupboards. Contemporary vertical radiator. Ceramic tile flooring. Opaque UPVC double glazed window to front elevation. Extractor and inset spotlights.

## Outside

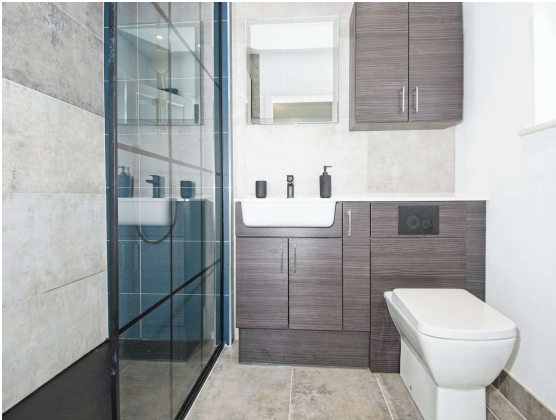
Front - Driveway for approximately three cars leading to garage. Area laid to lawn. Mature shrubs and trees to borders.

Rear - An enclosed landscaped garden which has a patio area with steps down to area mainly laid to lawn. Feature pond. Flower beds to borders. Gated access to sides. Door to garden store room

## Outside Store Room

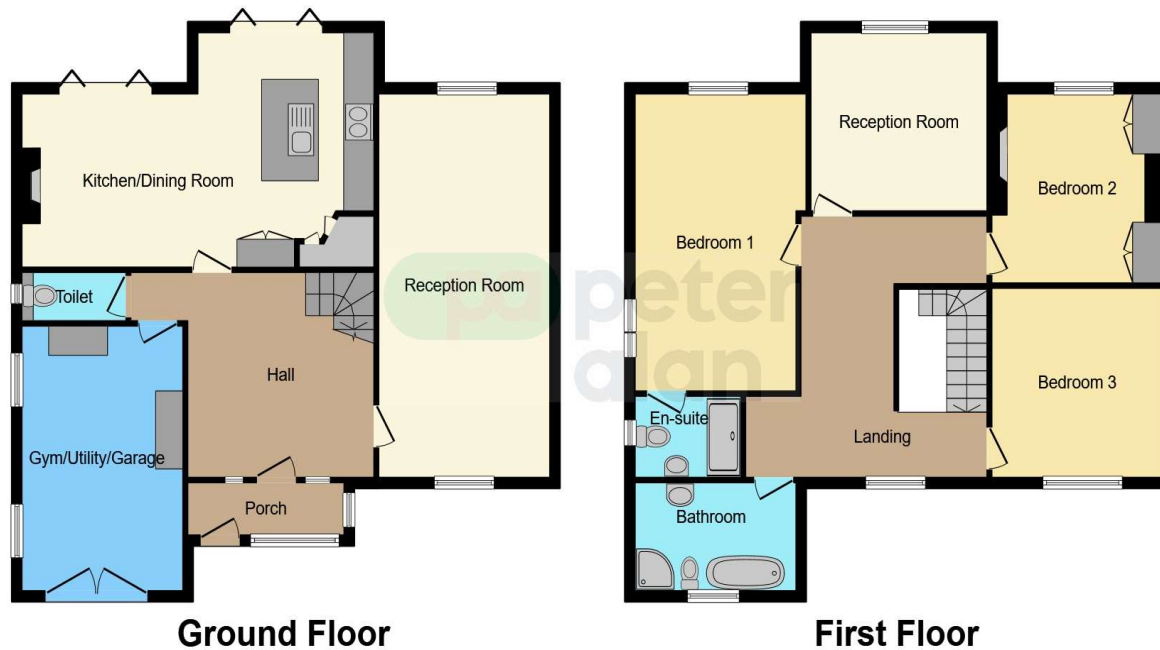
12' 6" x 7' 9" ( 3.81m x 2.36m )  
Storage space under property.











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.