



 5  4  2

**Montresor House Newport Road, Llantarnam Cwmbran**

**£550,000**

 **pa** black

01633 484855  
cwmbran@peteralan.co.uk

## About the property

An exceptional opportunity presents itself with this impeccably presented, deceptively spacious four/five double bedroom detached family home, situated in a highly desirable location, just two miles from the M4 and three miles from the train station.

The updated and extended accommodation boasts an entrance hallway featuring original period details, a living room, sitting room, generously sized open plan kitchen merging seamlessly into a dining area, and a convenient cloakroom/WC on the ground floor.

Upstairs, four double bedrooms await, two of which boast en-suite facilities, alongside a contemporary family bathroom. Furthermore, the property boasts two loft rooms complete with power and lighting.

Outside, a landscaped front garden complements the substantial driveway, while the rear garden, larger than average, showcases ornamental trees and shrubs. Additionally, a garden room/detached office adds versatility and the gardens also feature a fish pond. The gardens also benefit from two wood stores, two storage sheds, the one with power and lighting.

Notably, the property includes a self-contained open-plan annexe, ideal for multi-generational living or as a separate income opportunity. Viewing is highly recommended to fully appreciate the many features of this remarkable property.

## Accommodation

### Entrance Hallway

Dado rail, stairs to the first floor, radiator.

### W C

Comprising close coupled WC, vanity unit with wash hand basin



### Sitting Room

18' 11" x 12' 8" ( 5.77m x 3.86m )

UPVC double glazed window to front and side elevations. Feature fireplace with inset wood burner, solid wood flooring. Two radiators.

### Lounge

12' 1" x 13' 11" ( 3.68m x 4.24m )

Feature fireplace with wood burner and wood mantle. Wood flooring. Two Radiators. UPVC double glazed window to the front elevation. High level picture rail. Open to kitchen.

### Kitchen

18' 8" x 9' 7" ( 5.69m x 2.92m )

Spacious open plane kitchen area which has a good range of base units with Oak block worktops. Integrated

washing machine and dishwasher. Wall cupboards. Larder unit. Tiled splashbacks. Rangemaster oven. Tiled flooring. Open to

### Dining Room

17' 4" x 8' 10" ( 5.28m x 2.69m )

UPVC double glazed window and UPVC double glazed French doors to rear garden. Two radiators. Two double glazed rooflights.

### First Floor Landing

Doors to bedrooms, bathroom and storage cupboard. Two loft hatches giving access to two boarded loft spaces both with power and light.



### Bedroom One

16' 1" x 12' 9" ( 4.90m x 3.89m )

UPVC double glazed windows to rear and side elevations. Radiator. Feature valuated ceiling with exposed beams. Door to ensuite.

### Ensuite

Comprising close coupled WC, wash hand basin and walk in shower with glass panel, mixer shower with rainfall shower head and further shower attachment. Heated towel rail. Ceramic tile flooring. Opaque UPVC double glazed window to side elevation. Tiled splashbacks.

### Bedroom Two

12' 2" x 13' 4" ( 3.71m x 4.06m )

UPVC double glazed window to front elevation. Radiator. Feature fireplace. Door to ensuite.

### Ensuite

Comprising corner shower, close coupled WC and pedestal wash hand basin. Ceramic tile flooring. Visibly fully tiled. Opaque UPVC double glazed window to front elevation. Heated towel rail.

### Bedroom Three

12' 9" x 12' 5" ( 3.89m x 3.78m )

UPVC double glazed window to front elevation. Radiator. High level picture rail.

### Bathroom

Comprising bath with mixer taps and electric shower over, close coupled WC and wash hand basin. Heated towel rail. Ceramic tile flooring. Tiled splashbacks. Opaque UPVC double glazed window to rear elevation. Bedroom area: Cupboard housing recently refitted gas fired boiler. Radiator. Window to the side.

### Bedroom Four

11' 4" x 12' 3" ( 3.45m x 3.73m )

UPVC double glazed window to rear elevation. Radiator. Feature fireplace. High level picture rail.



### Annexe

15' 10" open plan x 12' 9" ( 4.83m open plan x 3.89m) Accessed via private door to the rear.

Kitchen area: Comprising a range of base units with laminate worktops incorporating a sink bowl and drainer. Tiled floor. Window to the rear. Bedroom area: Cupboard housing recently refitted gas fired boiler. Radiator. Window to the side. Comprising a shower cubicle, close coupled WC and pedestal wash hand basin. Heated towel rail. Window to the rear.

### Outside

Front - Large driveway. Area laid to lawn. Open to side leading to rear

Rear - A larger than average enclosed rear garden with fencing surround. Mainly laid to lawn with raised flower beds and ornamental trees. Spacious patio and bespoke pergola. Feature fish pond. Wood store and storage shed. To the side of the property, there is a detached office 11'4 x 7'6 which has UPVC glazing, power and light.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

## 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.

Peter Alan Limited is registered in England and Wales under company number 2073153. Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05. For activities relating to regulated mortgages and non-investment insurance contracts, Peter Alan Limited is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority. Connells Limited's Financial Services Register number is 302221. Most buy-to-let mortgages are not regulated.