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**Greenwood Drive, Henllys Cwmbran**  
**offers in excess of £500,000**

 pa black

01633 484855  
cwmbran@peteralan.co.uk

## About the property

Incredible opportunity to acquire this generously proportioned, extensively extended detached family residence, ideally situated in a highly desirable locale. The property boasts a welcoming entrance hall, a refitted cloakroom/WC, versatile study/bedroom, convenient utility room, and an impressive open-plan family room seamlessly integrated with a renovated luxury kitchen featuring bi-folding doors leading out to the garden. Upstairs, three bedrooms (including one with an ensuite) and a refitted family shower room await, while the second floor hosts the principal bedroom complete with a dressing area and generously appointed ensuite bathroom. Enjoy breathtaking open vistas towards the Severn Estuary and beyond from the rear, complemented by beautifully landscaped gardens. Conveniently positioned for access to a wealth of local amenities, including the diverse offerings of Cwmbran shopping centre, as well as swift connections to the M4 motorway, facilitating easy commuting to Cardiff and Bristol. Viewing is highly recommended to fully appreciate this exceptional property.



## Accommodation

### Hallway

Enter via an opaque double glazed door to hallway. Doors to WC and utility room. Stairs to first floor. UPVC double glazed window to front elevation. Radiator. LVT flooring.

### Cloakroom/Wc

Comprising close coupled WC and wash hand basin set in vanity unit. Tiled splashbacks. Opaque UPVC double glazed window to side elevation. Ceramic tile flooring.

### Open Plan Kitchen/Living Room

29' 11" max x 21' 3" ( 9.12m max x 6.48m )

A superb feature to the property is this fantastic open plan kitchen/ living area which forms part of the extension. Luxury Wren kitchen has recently been fitted and comprises of a good range of base units with Quartz worktops. Wall cupboards. Feature centre island with sink and drainer. Contemporary bi-folding doors to rear garden. Access to utility room. Two vertical contemporary radiators. Inset spotlights.

### Utility Room

Laminate worktops. Wall cupboards. Plumbing for washing machine. Larder unit. Tiled splashbacks. Opaque UPVC double glazed window to side elevation. Radiator.

### Study/Sitting Room

12' 1" x 9' 3" ( 3.68m x 2.82m )

UPVC double glazed window to front elevation. Radiator. LVT flooring.

### First Floor Landing

Doors to bedrooms, shower room and storage cupboard. UPVC double glazed window to front elevation. Stairs to second floor with under stairs storage.

### Shower Room

Refitted and comprising double shower cubicle, wash hand basin and close coupled WC. Tiled splashbacks. Opaque UPVC double glazed window to side elevation. Radiator.



**Bedroom Two**

12' x 11' ( 3.66m x 3.35m )

UPVC double glazed window to rear elevation with impressive views to the rear elevation. Door to ensuite.

**Ensuite**

Comprising double shower cubicle, wash hand basin set in vanity unit and close coupled WC. Radiator. Ceramic tile flooring. Opaque UPVC double glazed window to side elevation. Radiator.

**Bedroom Three**

12' 4" x 9' 3" ( 3.76m x 2.82m )

UPVC double glazed window to front elevation. Radiator.

**Bedroom Four**

10' 2" x 9' 2" ( 3.10m x 2.79m )

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

**Second Floor****Bedroom One**

21' x 9' 9" ( 6.40m x 2.97m )

Two UPVC double glazed windows to rear elevation with views. Radiator. Open to dressing area.

**Dressing Area**

Ceramic tile flooring. Double glazed rooflight. Spotlights. Open to ensuite

**Ensuite**

Comprising bath, walk in double shower, close coupled WC and wash hand basin. Ceramic tile flooring. Heated towel rail. Spot lights. Extractor fan.

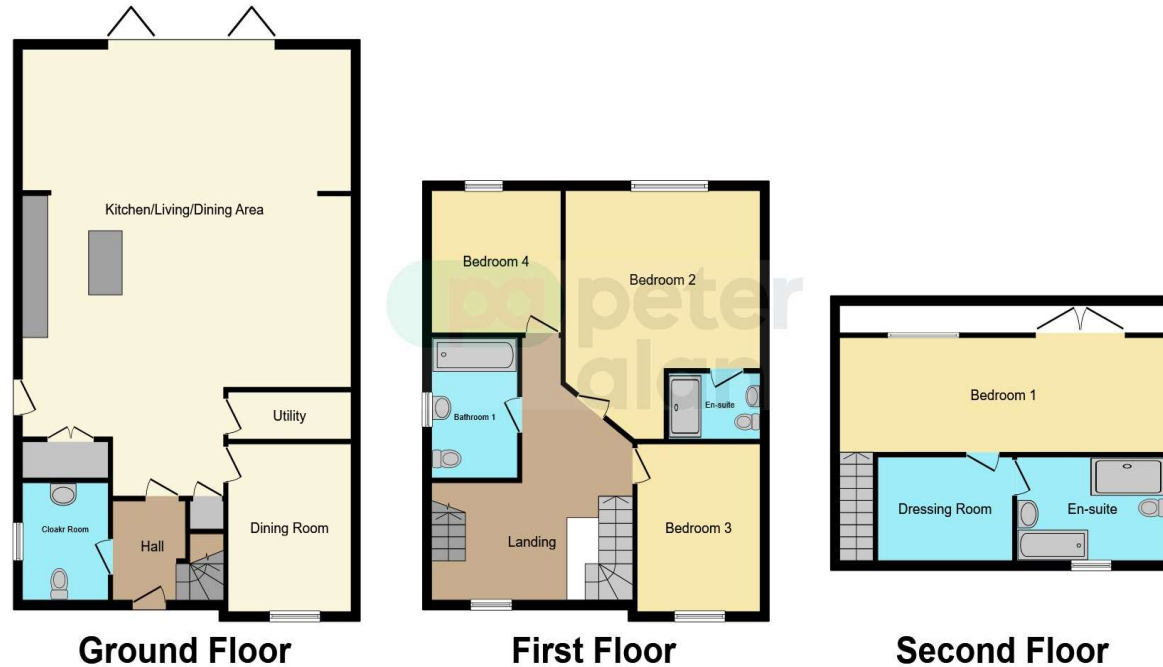
**Outside**

Front - Driveway. Access to single garage.

Rear - An enclosed landscaped tiered garden.







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