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Estia Caerleon Road, Llanfrechfa Cwmbran  
offers in the region of £625,000

pa black

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## About the property

This is a superb opportunity to acquire a spacious and beautifully presented four/five-bedroom detached family home, located in a sought-after area with excellent access to the A4042, providing easy routes to Newport and beyond. The ground floor boasts a welcoming hallway, a cloakroom/WC, a sitting room, a lounge, a dining room, and a well-appointed kitchen. On the first floor, you will find four generous double bedrooms, including a master bedroom with ensuite, a family bathroom, and an additional room currently used as a study.

Externally, the property benefits from a driveway to the side, a detached garage, and mature, enclosed gardens at the rear, offering fantastic views of Machen Mountain and Twmbarlwm Mountain. Ideally located close to local amenities, this home is a short distance from Cwmbran town centre and The Grange University Hospital. Viewing is essential to fully appreciate the size, presentation, and stunning surroundings of this exceptional property.



## Accommodation

### Hallway

Enter via composite door to hallway. Doors to WC, sitting room, lounge, dining room and kitchen. Ceramic tile flooring leading to area laid to parquet wood flooring. Radiator. Feature staircase to first floor which the vendor has informed us is made with Japanese oak.

### Cloakroom/Wc

Comprising close coupled WC and wash hand basin set in vanity unit. Visibly fully tiled. Heated towel rail. Ceramic tiled flooring.

### Sitting Room

10' 8" max x 17' max ( 3.25m max x 5.18m max )  
UPVC double glazed window to front elevation. Parquet wood flooring. UPVC double glazed window to side elevation.

### Lounge

17' 6" max x 15' 5" ( 5.33m max x 4.70m )  
UPVC double glazed bi folding doors to rear garden. Parquet wood flooring. Feature fireplace. Dado rail. High level picture rail. Radiator.

### Dining Room

14' 2" x 10' 5" ( 4.32m x 3.17m )  
Porcelain tile flooring. Radiator. Bi folding doors to rear garden. Dado rail. Archway to kitchen.

### Kitchen

14' x 8' 9" ( 4.27m x 2.67m )  
Fitted with a good range of base units with worktops incorporating sink and drainer. Integrated Neff double oven and microwave Five ring gas hob with cooker hood over. Integrated dishwasher. Wall cupboards. Ceramic tile flooring. Door to utility room. Tiled splashbacks. UPVC double glazed window to rear elevation.



### Utility Room

Opaque UPVC double glazed window to side elevation. Ceramic tile flooring. Plumbing for washing machine and dryer. Space for fridge freezer. Larder unit. Opaque UPVC double glazed door to side elevation.

### Landing

Doors to bedrooms, bathroom and airing cupboard housing hot water tank. Wood laminate flooring. UPVC double window to the front elevation. Access to loft.

### Bathroom

Comprising bath with full width shower screen, mixer taps and shower over. Two wash hand basins set in vanity unit. Close coupled WC. Ceramic tile flooring. Heated towel rail. Opaque UPVC double glazed window to front elevation. Visibly fully fitted. Inset spotlights.

### Bedroom One

16' 7" max x 11' 3" ( 5.05m max x 3.43m )

UPVC double glazed window to rear elevation with pleasant views towards Twmbarlwm and Machen mountains. Wood laminate flooring. Radiator. Fitted double wardrobes. Door to ensuite and door to study/bedroom five.

### Ensuite

Comprising double shower cubicle with multi jet shower, close coupled WC and wash hand basin set in vanity unit. UPVC double glazed window to rear elevation. Ceramic tile flooring. Heated towel rail. Inset spotlights. Tiled splashbacks.

### Bedroom Two

12' 5" x 9' 11" ( 3.78m x 3.02m )

UPVC double glazed window to rear elevation. Fitted mirrored wardrobes. Wall mounted Worcester gas boiler. Radiator.

### Bedroom Three

11' x 10' 8" ( 3.35m x 3.25m )

UPVC double glazed window to front elevation. Radiator.

### Bedroom Four

12' x 9' 2" ( 3.66m x 2.79m )

UPVC double glazed window to side elevation. Door to storage cupboard. Radiator.



### Bedroom Five/Study

10' 3" x 6' 9" ( 3.12m x 2.06m )

Currently being used as an office and benefiting from a range of fitted office furniture including drawers, cupboards and shelving. Radiator. Feature opaque glass block window. Wood laminate flooring.

### Outside

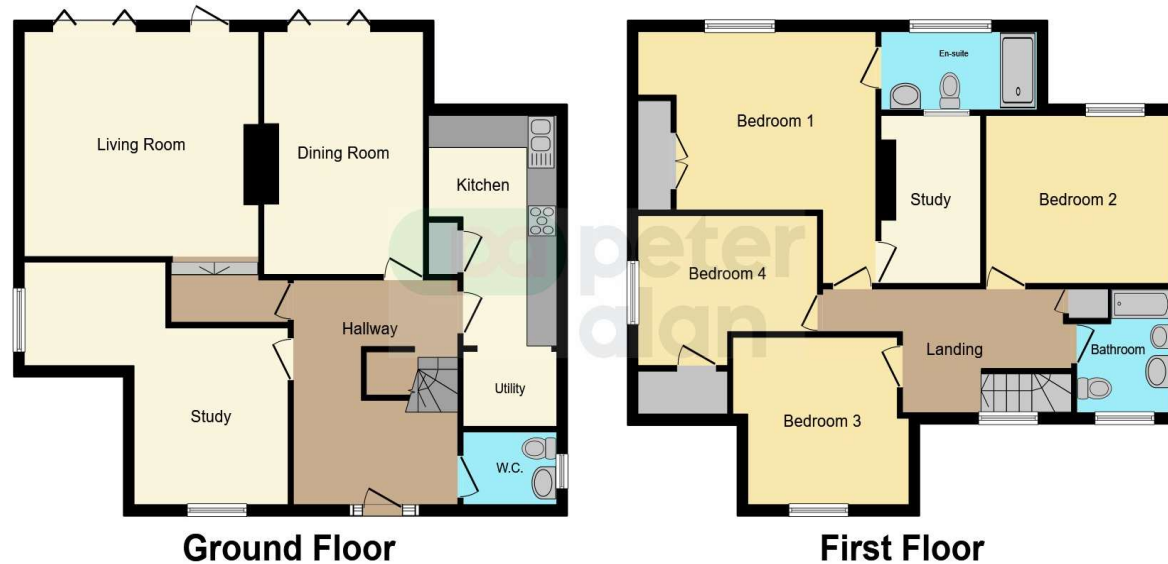
Front - Enclosed garden with area laid to lawn and paved pathway. Mature shrubs and trees. Block paved driveway to side.

Rear - An enclosed larger than average picturesque mature garden. Well stocked with plants, shrubs and trees. Patio area with outside tap and gated access to sides. Areas laid to lawn. Garage.



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