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Ty Coch Lane, Ty Coch Cwmbran
offers in the region of £530,000

 peter
alan

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About the property

An exceptional opportunity to acquire this deceptively spacious traditional three-storey detached property on Ty Coch Lane. This extended home features six generously sized bedrooms and versatile living spaces, including three reception rooms, ensuring an abundance of room for family living.

Nestled in a tranquil conservation area, the property enjoys a serene setting overlooking the picturesque Monmouthshire and Brecon Canal, offering a perfect escape from the demands of daily life.

Beautifully presented throughout, the accommodation comprises an inviting entrance hall, a sitting room, a lounge, a rear porch, a shower room, a well-equipped kitchen/breakfast room, a utility room, and a versatile dining room or study on the ground floor. The second floor boasts four bedrooms and a family bathroom, while the third floor provides two further bedrooms, one of which benefits from an en-suite bathroom.

Externally, the property features enclosed, landscaped gardens. Rear lane entrance with access to hardstand for vehicle. This home truly must be seen to be fully appreciated. Early viewing is highly recommended.

Accommodation

Entrance Hall

Enter via an opaque UPVC double glazed door to hallway. Ceramic tile flooring. Stairs to first floor. Doors to dining room room/study, sitting room and lounge. Radiator.

Sitting Room

21' 10" x 10' (6.65m x 3.05m)
UPVC double glazed window to front elevation. Two radiators. Wood laminate flooring. Opaque glass block window. feature fireplace.

Lounge

25' 11" x 11' 11" (7.90m x 3.63m)
Two UPVC double glazed French doors to rear garden, Wood laminate flooring. Two double glazed roof lights. Two radiators. Door to lobby..

Rear Lobby Area

Ceramic tile flooring. Opaque UPVC double glazed door to rear garden. Radiator. Doors to kitchen and shower room.

Shower Room

Comprising shower cubicle, close coupled WC and wash hand basin set in vanity unit. Ceramic tile flooring. Opaque UPVC double glazed window to rear elevation. Double doors to airing cupboard housing a wall mounted Worcester gas boiler. Radiator. Tiled splashbacks.

Kitchen/Breakfast Room

17' 3" x 13' 4" (5.26m x 4.06m)





The kitchen is well-equipped with a selection of base units complemented by laminate worktops, incorporating a stainless steel sink with drainer. A range-style oven is included, with tiled splashbacks providing a practical finish. Additional wall-mounted cupboards offer ample storage, while the ceramic tiled flooring enhances the space's durability and style. The room benefits from UPVC double-glazed windows to the side and front elevations, ensuring natural light throughout. A radiator is also present, with doors leading to the utility room and dining room.

Utility Room

Featuring durable ceramic tile flooring, the space is fitted with base units topped with laminate worktops, complemented by wall-mounted cupboards for additional storage. A door provides access to a storage cupboard, while another leads to the hallway. The room includes a radiator and benefits from a glass block window, allowing natural light to filter through.

Dining Room/Study

12' 10" x 10' (3.91m x 3.05m)
UPVC double glazed window to front elevation.
Radiator.

First Floor Landing



Doors to bedrooms and bathroom. UPVC double glazed window to front and rear elevations. Radiator.

Bedroom One

17' 3" x 13' 5" (5.26m x 4.09m)
UPVC double glazed windows to front and rear elevations with pleasant views over canal and garden.
Two radiators. Stripped and stained wood flooring.

Family Bathroom

Comprising bath with shower over, closed coupled WC and wash hand basin set in vanity unit. Tiled splashbacks. Stripped and stained wood flooring. Opaque UPVC double glazed window to rear. Heated towel rail.

Bedroom Two

12' 1" x 9' 11" (3.68m x 3.02m)
UPVC double glazed window to front elevation with views over the canal. Stripped and stained wood flooring. Original feature cast iron fireplace.

Bedroom Three

12' 1" x 9' 11" (3.68m x 3.02m)



UPVC double glazed window to front elevation. Stripped and stained wood flooring. Radiator. Original feature cast iron fireplace.

Bedroom Four

9' 11" x 8' 5" (3.02m x 2.57m)
UPVC double glazed window to rear elevation.
Radiator. Stripped and stained wood flooring., Original feature cast iron fireplace.

Second Floor Landing

Double glazed roof light to rear elevation Doors to bedrooms.

Bedroom Six

17' 1" max (average) x 9' 1" max (average) (5.21m max (average) x 2.77m max (average))
UPVC double glazed window to rear. Radiator. Door to ensuite bathroom.

Ensuite

Comprising bath, pedestal wash hand basin and close coupled WC. Radiator. Storage into eaves. Double glazed roof light.

Bedroom Five



15' 7" max (average x 9' 11" max (average (4.75m max (average x 3.02m max (average)
UPVC double glazed window to rear elevation.
Radiator.

Outside

Front: The property boasts a raised forecourt garden designed for low maintenance, featuring gravelled areas and offering stunning views over the Monmouthshire and Brecon Canal.

Side: Raised low maintenance side garden with a range of shrubs and flowers.

Rear: The enclosed, spacious landscaped garden is predominantly laid to lawn, complemented by mature ornamental trees and shrubs with decorative wooden borders. Steps lead to a generous car hardstand and a paved area, which includes a greenhouse, a large garden/store shed, and a covered rear patio, providing ample outdoor living and storage space.



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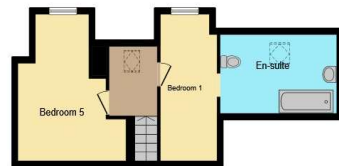
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Ground Floor



First Floor



Second Floor

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