



Candwr Park, Ponthir Newport

£475,000

- Four-bedroom detached family home
- Sought after location
- Driveway and double garage
- No onward chain
- EPC Rating: D



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About the property

This is an excellent opportunity to acquire a beautifully presented and modern four-bedroom detached family home, set within a highly sought-after development. The accommodation offers a welcoming hallway, spacious lounge, dining room, modern kitchen, utility room, cloakroom/WC and a versatile study on the ground floor. To the first floor there are four well-proportioned bedrooms, including a master with en-suite facilities, together with a family bathroom.

The property benefits from a driveway to the front providing access to a double garage, while to the rear there is a generous enclosed garden. Positioned in a quiet corner of a cul-de-sac, the home enjoys a peaceful setting between Llanfrechfa and Caerleon.

Ponthir itself is a charming village with a strong sense of community, while the nearby towns of Cwmbran and Newport are just a short drive away, offering a wide range of shops, cafés and amenities. The historic Roman village of Caerleon is also close by, well known for its excellent choice of pubs, restaurants and cafés, making this a particularly desirable area for families.

The property is offered to the market with no onward chain.

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.

Accommodation

Hallway

Lounge

15' 3" x 11' 3" (4.65m x 3.43m)

Dining Room

9' 11" x 11' 7" (3.02m x 3.53m)

Kitchen

14' 2" x 10' (4.32m x 3.05m)

Utility Room

Wc

Study

11' 10" x 8' (3.61m x 2.44m)

First Floor Landing

Bedroom One

17' 7" x 10' 10" (5.36m x 3.30m)

Ensuite

Bedroom Two

6' 3" x 9' 10" (1.91m x 3.00m)

Bedroom Three

9' 1" x 7' 8" (2.77m x 2.34m)

Bedroom Four

9' 1" x 8' (2.77m x 2.44m)

Outside