



15 Mill House Court, , Coed Eva NP44 7AY
£399,995

Offered for sale with NO ONWARD CHAIN, this stunning FOUR BEDROOM, DETACHED family home is situated in the sought-after Mill House Court development. Beautifully presented throughout and finished to a high standard, the property offers spacious and versatile accommodation ideal for modern family living. The ground floor comprises a welcoming living room and an impressive open-plan contemporary kitchen/dining room featuring ample storage, integrated appliances, and French doors opening onto the rear garden. This superb entertaining space is perfect for hosting family and friends. A convenient downstairs WC completes the ground floor accommodation. To the first floor, a spacious landing provides access to four well-proportioned bedrooms. The principal bedroom benefits from a stylish en-suite shower room, while a modern family shower room serves the remaining bedrooms. Externally, the enclosed rear garden offers an excellent space for outdoor living, featuring a pergola/covered seating area and space for a hot tub, making it ideal for entertaining. To the front, the property benefits from driveway parking for multiple vehicles and access to the garage.

Conveniently located close to Cwmbran Town Centre, excellent transport links, and highly regarded local schools, this exceptional family home must be viewed to be fully appreciated.

EPC Rating: TBC
Council Tax Band: E



Lakeside House, Llantarnam Parkway, Cwmbran, NP44 3GA
Telephone: 01633 838 888 Email: cwmbran@sageandco.co.uk

Entrance

Front entrance door to;

Entrance Hall

Radiator, stairs to first floor, under stair storage cupboard, coving, doors to;

Cloakroom/W.C.

5'10" x 2'8.2" (1.79 x .86)

Vanity wash hand basin, low level WC, radiator, obscure double glazed window to front

Open Plan Kitchen/Diner

10'7" x 21'5" (3.25 x 6.54)

Contemporary kitchen fitted with a range of base and eye level wall units, work preparation surfaces, inset composite one and a half bowl sink and drainer unit, inset 5 ring gas hob, extractor hood over, inset eye level double oven, integral fridge/freezer and dish washer, plumbing for automatic washing machine and eye level microwave. Fitted breakfast bar, spotlights to ceiling, vertical radiator, double glazed window to rear and double glazed French doors to rear.

Living Room

11'8" x 12'5" (3.56 x 3.80)

Double glazed bay window to front aspect, double glazed window to side, radiator, feature media wall with feature fire to remain, inset spotlights to ceiling, coving

First Floor

Access to loft space (part boarded), built-in storage cupboard, double glazed window to front, doors to;

Bedroom One

11'11" x 11'3" (3.65 x 3.44)

Double glazed window to front, radiator, fitted wardrobe to one wall, door to;

En-Suite

7'4" x 5'2" (2.24 x 1.60)

Mains double shower, low level WC, vanity wash hand basin, inset spotlights to ceiling, chrome towel radiator, under floor heating, obscure double glazed window to side

Bedroom Two

10'3" x 9'6" (3.13 x 2.91)

Double glazed window to rear, radiator

Bedroom Three

11'7" x 9'6" (3.54 x 2.90)

Double glazed window to rear, radiator, built-in wardrobe to one wall

Bedroom Four

7'6" x 7'4" (2.29 x 2.26)

Double glazed window to front, radiator, built-in wardrobe to one wall

Shower Room

Contemporary three piece suite comprising; mains shower, low level WC, vanity wash hand basin, vertical radiator, inset spotlights to ceiling, under floor heating, obscure double glazed window to rear


Outside

Front - Driveway parking for multiple vehicles, access to garage, side access to rear

Rear - Enclosed rear garden, laid to a mixture of patio, artificial grass and gravel areas. Two separate pergolas provide the perfect cover for outdoor dining/entertaining. Tap connected

Tenure

We have been advised that the tenure is Freehold, to be verified.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC 		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC 