



## 24 Fairhill, Fairwater, , Cwmbran NP44 4QB

Guide Price £200,000

GUIDE £200,000 - £210,000

This beautiful and unique THREE BEDROOM, MID-TERRACED home offers warm and inviting accommodation, perfect for modern family living. IMMACULATELY presented throughout, the property boasts spacious and versatile interiors designed for both comfort and entertaining. The ground floor features a generous open-plan kitchen/diner, seamlessly flowing into a bright and airy conservatory—creating an ideal social space for hosting family and friends. A separate living room provides additional flexibility, while a convenient cloakroom/WC completes the ground floor. Upstairs, a light-filled landing enhanced by a Velux window leads to three well-proportioned bedrooms and a contemporary bathroom/shower room finished to a high standard.

Externally, the property continues to impress with both front and rear gardens. The rear garden offers a private and tranquil retreat, thoughtfully arranged with multiple seating areas, space for a fire pit, and a charming water feature. A large shed with power and lighting adds practicality, while a side gate provides access to communal parking and a garage located in a nearby block.

Ideally positioned in Fairhill, the property is within close proximity to Cwmbran town centre, well-regarded schools, and excellent transport links—making this a superb opportunity not to be missed.

EPC Rating: TBC Council Tax Band: B



Lakeside House, Llantarnam Parkway, Cwmbran, NP44 3GA  
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### Entrance Porch

Part glazed front entrance door, double glazed windows to front and side aspects

### Entrance Hall

Stairs to first floor, vertical radiator, under stairs storage cupboard, wooden flooring, feature fish tank embedded in wall between hall and lounge, coving, doors to;

### Lounge

13'2" x 13'1" (4.03 x 4.00)

Double glazed window to front, coving, vertical radiator, feature electric fireplace, feature door, feature fish tank embedded in wall between lounge and hall, opening to

### Open Plan

#### Dining Room

9'5" x 12'11" (2.88 x 3.94)

Double glazed French doors to conservatory, coving, vertical radiator, wooden flooring, opening to ;

#### Kitchen

14'5" x 6'3" (4.40 x 1.92)

Contemporary kitchen fitted with a range of base and eye level units with work preparation surfaces over, composite sink and drainer unit, integral double oven with microwave, ceramic hob, integrated fridge freezer, ceramic tiled walls and floor, vertical radiator, coving, double glazed window to rear, coving, island with storage and wine rack under, work preparation surfaces over, bi-fold door to utility/WC.

#### Utility

Plumbing for automatic washing machine, glazed door to rear, door to;

#### WC

Low level WC, wall mounted wash hand basin, obscure double glazed window to rear, ceramic tiles walls and floor

#### Conservatory

12'6" x 9'6" max (3.83 x 2.90 max)

Double glazed windows to side and rear aspects with Bi-fold doors to outside decking area, Velux window

#### First Floor

Access to boarded loft space housing combi boiler, with pull down ladder, radiator, skylight window, built in storage cupboard, doors to;

#### Bathroom

5'5" x 9'1" (1.67 x 2.79)

Modern four piece suite comprising; panelled Jacuzzi bath, low level WC, vanity wash hand basin, walk in shower cubicle with Velux window above, obscure double glazed window to rear, ceramic tiled walls and floor, chrome towel radiator

### Bedroom One

11'0" x 10'11" (3.37 x 3.34)

Double glazed window to front, coving, vertical radiator, fitted wardrobes to two walls, recessed light to ceiling

### Bedroom Two

9'6" x 10'7" (2.91 x 3.23)

Double glazed window to rear, coving, vertical radiator, built in cupboards and bedframe

### Bedroom Three

7'10" x 6'8" (2.40 x 2.04)

Double glazed window to front, coving, vertical radiator, built in shelving and bed frame

### Outside

Front - Gated access to enclosed front garden with paved area to front entrance door, laid mainly to artificial lawn

Rear - Enclosed tiered rear garden laid to decking and artificial lawn. Power and water, decking area has built in seating area with pergola over, steps down to next tier, pond and snug area with log burner, step down to lower tier, access to bin hideaway and shed with power and lights connected, gated access to path for access to garage

### Tenure

We have been advised that the property 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			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		

