Putting **you** & **your property** first

21 Hendre Court, Henllys, Cwmbran, Gwent NP44 6EW

Asking Price £475,000

NO ONWARD CHAIN

Situated in the sought-after location of Henllys, Cwmbran, this impressive FIVE BEDROOM, DETACHED family home offers spacious and beautifully presented accommodation, making it an ideal choice for family living. Move-in ready and not to be missed, the property combines generous living space with a practical layout and excellent outdoor accommodation. The bright and airy living room provides a welcoming space for everyday relaxation, with patio doors opening directly onto the rear garden, creating a wonderful connection between the indoors and outdoors. At the heart of the home is a large, contemporary open-plan kitchen/diner, offering the perfect setting for entertaining and enjoying everyday life. This excellent space flows through to a utility area and convenient ground-floor WC.

The generous accommodation continues with five well-proportioned bedrooms. The principal bedroom benefits from an ensuite, while two further bedrooms enjoy access to Jack and Jill-style bathroom facilities, complemented by a family bathroom serving the remaining bedrooms. Externally, the property continues to impress, with a low-maintenance rear garden, ideal for entertaining or simply enjoying outdoor living. A garage offers additional storage and provides space that could be utilised as a home office or workspace. To the front, a driveway provides parking for multiple vehicles. Located within a popular residential area, the property is conveniently positioned close to local schools, Cwmbran Town Centre and transport links, making it perfectly suited to families seeking both space and convenience.

EPC Rating: C Council Tax Band: F

Lakeside House,
Cwmbran NP44 3GA
E: cwmbran@sageandco.co.uk

T: 01633 838888
www.**sageandco**.co.uk

65 Tredegar Street,
Risca NP11 6BW
E: risca@sageandco.co.uk

Sage & Co Estate Agents. Registered in England & Wales - Company Number: 11494777

Entrance
Part glazed front entrance door

Entrance Hall
Vertical radiator, leading to open plan kitchen / diner, stairs to first floor, door to:

Lounge
20'1" x 10'4" (6.14m x 3.17m)
Double glazed window to front, double glazed patio doors to rear, two vertical radiators

Open Plan Kitchen/Diner

Dining Area
5'6" x 10'2" (1.68 x 3.10)
Double glazed windows to front, vertical radiator, under stair storage cupboard, feature panelling to one wall

Kitchen/Breakfast Room
9'7" x 9'5" (2.93 x 2.89)
Modern kitchen comprising of: Base and eye level wall units with work surface over, inset Belfast sink unit, double glazed window to rear, five burner gas hob with extractor fan over and double oven under, integrated dishwasher, eye level microwave, door to:

Utility Area
5'10" x 4'10" (1.80 x 1.48)
Fitted base unit with work preparation surfaces over, vertical radiator, wall mounted combi boiler, integral fridge/freezer, plumbing for automatic washing machine, radiator, double glazed door to outside, door to:

Cloakroom W/C
Two piece suite comprising low level WC, wall mounted wash hand basin, radiator, extractor fan, inset spotlights, wood panelling

First Floor
Double glazed window to rear, vertical radiator, loft access, built-in cupboard, doors to;

Master Bedroom
9'3" x 20'2" (max) (2.84m x 6.15m (max))
Two double glazed windows to front, two radiators, coving, opening to:

En Suite Shower
Luxury en suite comprising ceramic tiled floors and walls, mains shower cubicle, low level WC, bespoke glass pedestal wash hand basin, obscured double glazed window to side, heated chrome towel rail.

Bedroom Two
7'6" x 13'11" (2.29m x 4.26m)
Double glazed window to rear, radiator

Bedroom Three
11'10" x 8'5" (3.62m x 2.57m)
Double glazed window to front, panelling to one wall, radiator, access to Jack and Jill en-suite

Bedroom Four
9'2" x 10'7" (2.80m x 3.25m)
Double glazed window to front, radiator, panelling to one wall, access to Jack and Jill en suite

Jack and Jill En-Suite
Fully tiled shower cubicle with mains shower over, travatine tiled floor, obscured double glazed window to front, low level WC, pedestal wash hand basin, chrome heated towel rail

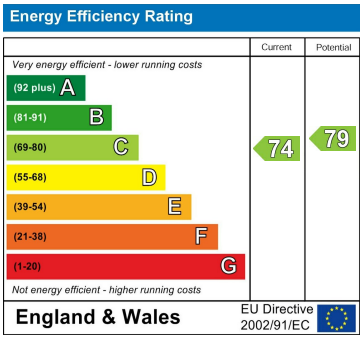
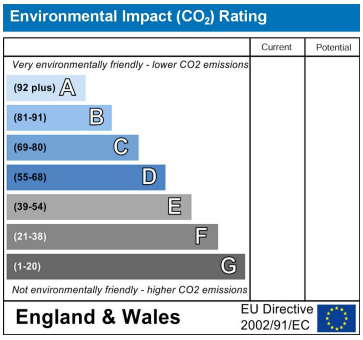
Bedroom Five
8'0" x 8'6" (2.44m x 2.60m)
Double glazed window to rear, radiator

Bathroom
Obscured double glazed window to side, ceramic tile wall to ceiling, three piece suite comprising of enclosed bath, pedestal wash hand basin, low level WC, chrome heated towel rail and inset spotlights

Garage
16'2" x 8'6" (4.94 x 2.60)
Up and over door, power and light connected, door to;

Store Room
16'2" x 7'7" (4.94 x 2.32)
Double glazed window to front and patio doors to side

Outside
Front:
Decked steps leading to front door, garage with power and lighting, driveway, side lawn area.

Rear:
Landscaped, enclosed rear garden comprising of artificial lawn with paved patio surrounding, patio sitting area enclosed by fence with two gated side entrances, double doors with access to garage

Tenure
We have been advised that the property is Freehold, to be verified