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## Rhodfa'r Eos

Offers in the region of £350,000

- Four Bedrooms
- Single Garage & Driveway
- Enclosed Two Tiered Garden
- Beautifully Decorated Throughout
- Impressive Kitchen/Diner
- Utility Room
- EPC Rating: B



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## About the property

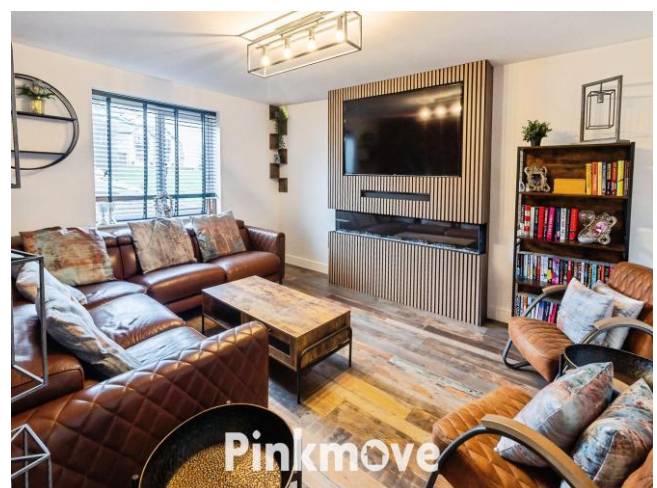
Set within a popular residential development, the property enjoys easy access to a range of nearby amenities, including local shops at Cwmbran town centre, well-regarded primary and secondary schools, and excellent transport links via the A4042 for swift travel to Newport, Cardiff and beyond. Bus services run regularly through the area, making everyday commuting simple and reliable.

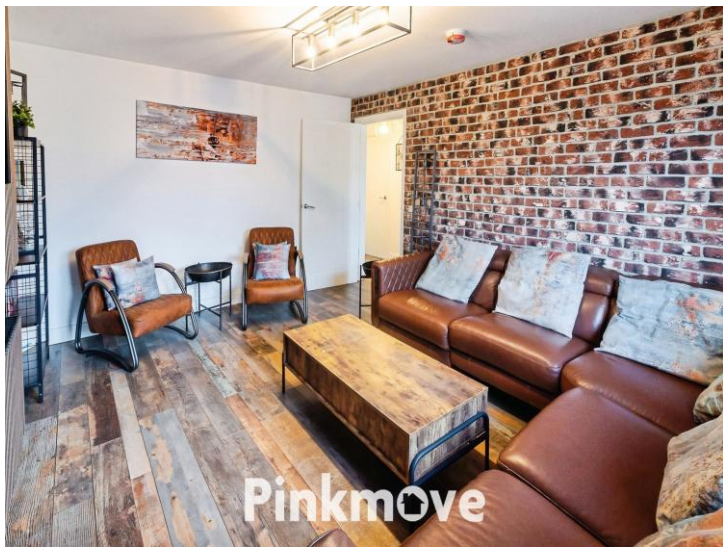
Inside, the ground floor features a stylish lounge positioned at the front of the property, providing a peaceful space to relax. To the rear, a modern and immaculate kitchen/diner offers generous room for cooking, dining and socialising, with a handy utility room leading directly from the kitchen. A downstairs WC completes this level.

Upstairs, four versatile bedrooms provide flexibility for families or home working. The master bedroom benefits from its own en suite shower room, while the remaining bedrooms are served by a contemporary family bathroom.

The rear garden is fully enclosed and arranged over two tiers, with a patio area at the top perfect for outdoor dining and a lower level finished with artificial grass for easy maintenance.

The property further benefits from a single garage and driveway, along with additional parking spaces to the front. A children's play park sits just outside the home, making this an ideal setting for families.





## Accommodation

### Lounge

14' 9" x 11' 10" ( 4.50m x 3.61m )

### Kitchen/Diner

11' x 18' 10" ( 3.35m x 5.74m )

### Utility Room

4' x 5' 1" ( 1.22m x 1.55m )

### Downstairs Wc

3' 11" x 5' 11" ( 1.19m x 1.80m )

### Bedroom 1

11' 10" x 10' 8" ( 3.61m x 3.25m )

### En-Suite

6' 7" x 3' 10" ( 2.01m x 1.17m )

### Bedroom 2

11' 7" x 9' 2" ( 3.53m x 2.79m )

### Bedroom 3

8' 8" x 9' 3" ( 2.64m x 2.82m )

### Bedroom 4

7' 4" x 7' 8" ( 2.24m x 2.34m )

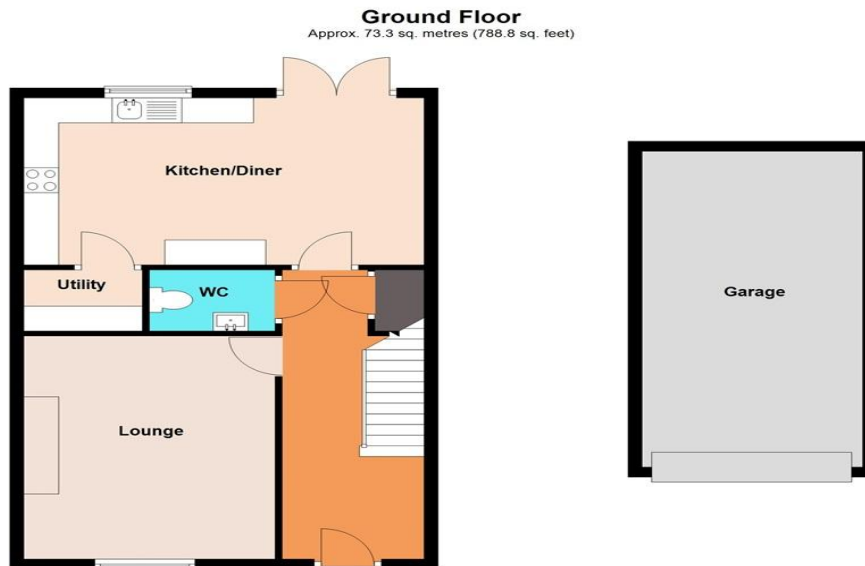
### Bathroom

6' 5" x 5' 8" ( 1.96m x 1.73m )

### Garage

20' 10" x 10' 5" ( 6.35m x 3.17m )

## Floorplan



Total area: approx. 126.5 sq. metres (1361.4 sq. feet)  
**2 Rhodfar Eos**

## 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.

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