



## Cwrt Celyn, Cwmbran

**Guide Price £290,000 - £300,000**

- Guide Price £290,000 - £300,000
- Detached
- Enclosed Rear Garden with Log Cabin
- Driveway
- En Suite to Master Bedroom and Downstairs Wc
- Close Proximity to Cwmbran Town Centre
- Excellent Transport Links
- Close to Schools, Shops and Leisure Facilities
- EPC Rating: B



 3  2  1

**Pinkmove**

01633 746088  
team@pinkmove.co.uk



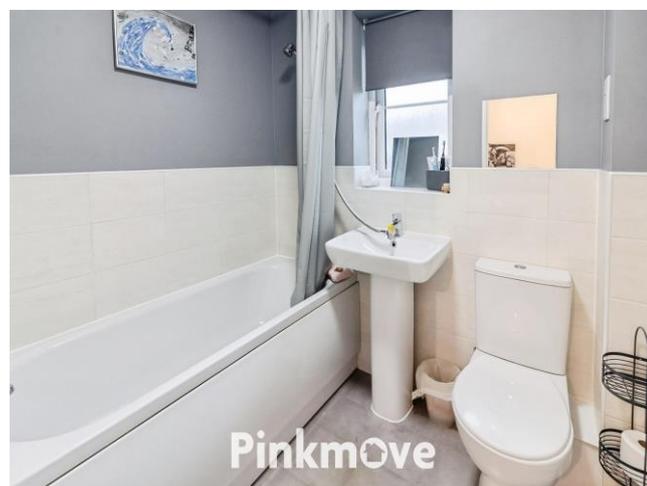
## About the property

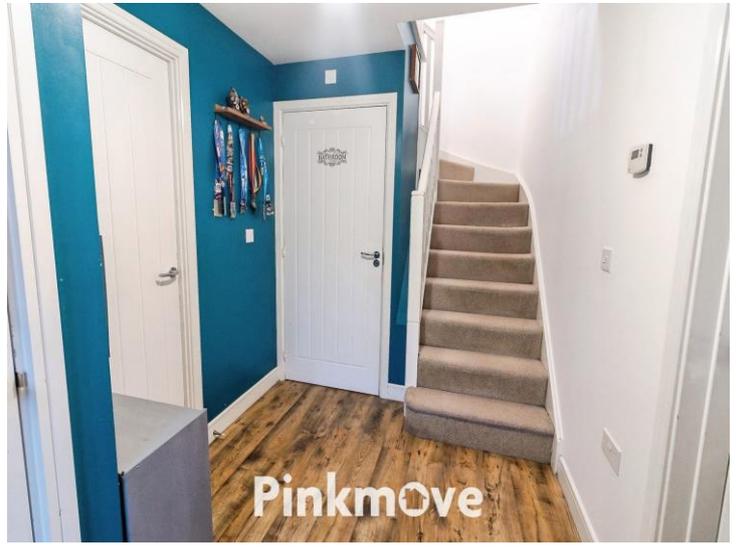
This beautifully presented three-bedroom detached home is located in the Cwrt Celyn development in St Dials, Cwmbran. As you step into the entrance hall, you are welcomed by a spacious lounge that spans the right side of the property, offering an inviting space for relaxation. To the left, a modern kitchen-diner provides the perfect setting for family meals and entertaining, with direct access to the enclosed rear garden. A convenient downstairs WC completes the ground floor.

Upstairs, you'll find a contemporary family bathroom and three versatile bedrooms, ideal for family living or home office use. The master bedroom benefits from its own en suite shower room, adding a touch of luxury and privacy.

Externally, the property boasts an enclosed rear garden with access to a log cabin, which can be used as a home office or additional storage. A driveway to the front provides parking for two vehicles.

Cwrt Celyn is a modern residential development offering a peaceful setting while remaining close to Cwmbran's excellent amenities. Nearby, you'll find well-regarded schools, local shops, and leisure facilities. Cwmbran town centre is just a short drive away, providing a wide range of retail outlets, restaurants, and entertainment options. For outdoor enthusiasts, Greenmeadow Community Farm and local parks are within easy reach. The area also benefits from strong transport links, including Cwmbran railway station and easy access to the M4, making it ideal for commuters.





## Accommodation

### Lounge

16' 6" x 9' 9" ( 5.03m x 2.97m )

### Kitchen/Diner

16' 6" x 9' 8" ( 5.03m x 2.95m )

### Downstairs Wc

6' x 3' ( 1.83m x 0.91m )

### Bedroom 1

12' 4" x 10' ( 3.76m x 3.05m )  
Max Measurements

### En-Suite

3' 10" x 10' ( 1.17m x 3.05m )

### Bedroom 2

9' 2" x 9' 8" ( 2.79m x 2.95m )  
Max Measurements

### Bedroom 3

6' 11" x 9' 9" ( 2.11m x 2.97m )

### Bathroom

5' 5" x 6' 9" ( 1.65m x 2.06m )

## Floorplan

### Ground Floor

Approx. 41.3 sq. metres (444.3 sq. feet)



### First Floor

Approx. 41.3 sq. metres (444.3 sq. feet)



Total area: approx. 82.5 sq. metres (888.5 sq. feet)

**41 Cwrt Celyn**

## 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.

Peter Alan Limited is registered in England and Wales under company number 2073153, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05. For activities relating to regulated mortgages and non-investment insurance contracts, Peter Alan Limited is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority. Connells Limited's Financial Services Register number is 302221. Most buy-to-let

