ONE2ONE
ESTATE AGENTS



14 Magna Porta Gardens, Cwmbran, NP44 3HF

Guide price £420,000

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*** GUIDE PRICE £420,000 - £440,000 *** Located in the charming area of Magna Porta Gardens in Llantarnam, this delightful detached house offers a perfect blend of comfort and style. With four spacious bedrooms, this property is ideal for families seeking a welcoming home. The two well-appointed reception rooms provide ample space for relaxation and entertaining, making it easy to host gatherings with friends and family.

The house features a family bathroom and en-suite, ensuring convenience for all residents. The thoughtful layout maximises space and light, creating a warm and inviting atmosphere throughout.







MAIN DESCRIPTION

One2One are delighted to introduce this impressive four-bedroom detached family home, ideally positioned on a highly sought-after established development built by Barratt Homes. Offering bright and spacious accommodation throughout, the property occupies an exceptional level corner plot and provides an excellent combination of generous living space, ample parking and attractive gardens.

The property is approached via a well-maintained open lawned front garden, with mature shrubs and small trees providing a degree of screening and privacy. A double-width driveway offers parking for several vehicles and leads to the single garage, providing useful additional storage and parking facilities. To the rear, the enclosed garden is predominantly laid to lawn with paved areas, creating an attractive and versatile outdoor space which enjoys a good degree of privacy.

Internally, the property offers well-proportioned accommodation ideally suited to modern family living. The welcoming entrance hall leads into a generous lounge featuring an attractive bay window, allowing plenty of natural light into the room. The lounge flows through to a dining area, providing an excellent space for family meals and entertaining.

The well-appointed kitchen/breakfast room is fitted with a range of units and benefits from a breakfast bar, creating a practical and sociable heart of the home. Double doors provide direct access to the garden, making the space particularly well suited to entertaining during the warmer months. A separate utility room adds further practicality and storage.

To the first floor are four good-sized bedrooms, offering excellent flexibility for a growing family, guests or those requiring a home office. The principal bedroom benefits from an en-suite shower room, while a family bathroom serves the remaining bedrooms.

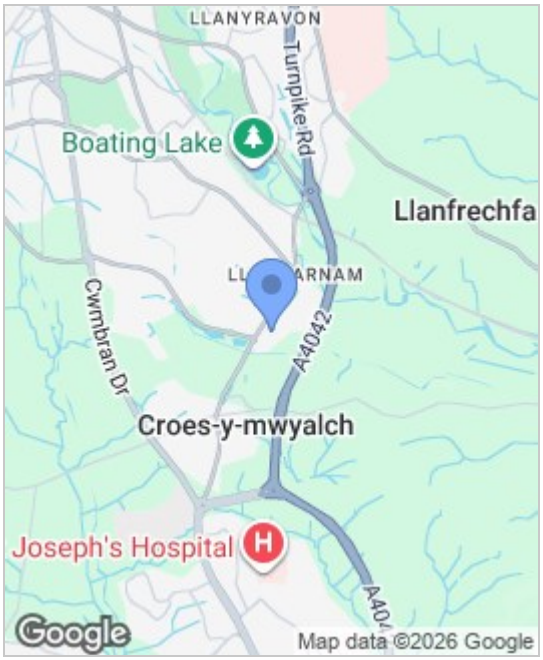
The location is particularly convenient for commuters, with excellent access to the main road network. The M4 motorway is approximately five minutes away via the A4042 dual carriageway, providing straightforward connections towards Cardiff, Bristol and beyond.

With its enviable corner position, substantial parking, garage, private rear garden and versatile four-bedroom accommodation, this is an excellent opportunity to acquire a spacious family home in a popular and well-established location. OFFERED WITH NO CHAIN.

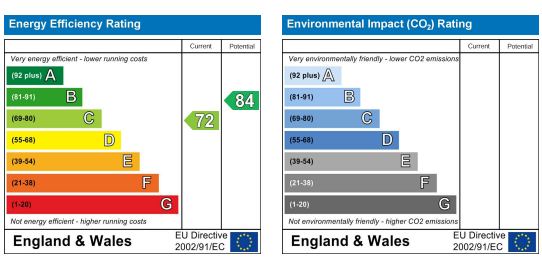
TENURE: FREEHOLD

COUNCIL TAX BAND: F

NB: One2One Estate Agents have been advised by the seller the details pertaining to this property. It is the buyer's responsibility to determine council tax band and tenure. We would encourage any interested parties to seek legal representation and obtain professional advice prior to purchase.







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