Putting you & your property first



15 Mill House Court, , Coed Eva NP44 7AY

£399,995

Offered for sale with NO ONWARD CHAIN, this stunning FOUR BEDROOM, DETACHED family home is situated in the sought-after Mill House Court development. Beautifully presented throughout and finished to a high standard, the property offers spacious and versatile accommodation ideal for modern family living. The ground floor comprises a welcoming living room and an impressive open-plan contemporary kitchen/dining room featuring ample storage, integrated appliances, and French doors opening onto the rear garden. This superb entertaining space is perfect for hosting family and friends. A convenient downstairs WC completes the ground floor accommodation. To the first floor, a spacious landing provides access to four well-proportioned bedrooms. The principal bedroom benefits from a stylish en-suite shower room, while a modern family shower room serves the remaining bedrooms.
Externally, the enclosed rear garden offers an excellent space for outdoor living, featuring a pergola/covered seating area and space for a hot tub, making it ideal for entertaining. To the front, the property benefits from driveway parking for multiple vehicles and access to the garage.

Conveniently located close to Cwmbran Town Centre, excellent transport links, and highly regarded local schools, this exceptional family home must be viewed to be fully appreciated.

EPC Rating: C
Council Tax Band: E







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Entrance
Front entrance door to;

Entrance Hall
Radiator, stairs to first floor, under stair storage cupboard, coving, doors to;

Cloakroom/W.C.
5'10" x .282'1" (1.79 x .86)
Vanity wash hand basin, low level WC, radiator, obscure double glazed window to front

Open Plan Kitchen/Diner
10'7" x 21'5" (3.25 x 6.54)
Contemporary kitchen fitted with a range of base and eye level wall units, work preparation surfaces, inset composite one and a half bowl sink and drainer unit, inset 5 ring gas hob, extractor hood over, inset eye level double oven, integral fridge/freezer and dish washer, plumbing for automatic washing machine and eye level microwave. Fitted breakfast bar, spotlights to ceiling, vertical radiator, double glazed window to rear and double glazed French doors to rear.

Living Room
11'8" x 12'5" (3.56 x 3.80)
Double glazed bay window to front aspect, double glazed window to side, radiator, feature media wall with feature fire to remain, inset spotlights to ceiling, coving

First Floor
Access to loft space (part boarded), built-in storage cupboard, double glazed window to front, doors to;

Bedroom One
11'11" x 11'3" (3.65 x 3.44)
Double glazed window to front, radiator, fitted wardrobe to one wall, door to;

En-Suite
7'4" x 5'2" (2.24 x 1.60)
Mains double shower, low level WC, vanity wash hand basin, inset spotlights to ceiling, chrome towel radiator, under floor heating, obscure double glazed window to side

Bedroom Two
10'3" x 9'6" (3.13 x 2.91)
Double glazed window to rear, radiator

Bedroom Three
11'7" x 9'6" (3.54 x 2.90)
Double glazed window to rear, radiator, built-in wardrobe to one wall

Bedroom Four
7'6" x 7'4" (2.29 x 2.26)
Double glazed window to front, radiator, built-in wardrobe to one wall

Shower Room
Contemporary three piece suite comprising; mains shower, low level WC, vanity wash hand basin, vertical radiator, inset spotlights to ceiling, under floor heating, obscure double glazed window to rear

Outside
Front - Driveway parking for multiple vehicles, access to garage, side access to rear

Rear - Enclosed rear garden, laid to a mixture of patio, artificial grass and gravel areas. Two separate pergolas provide the perfect cover for outdoor dining/entertaining. Tap connected

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









