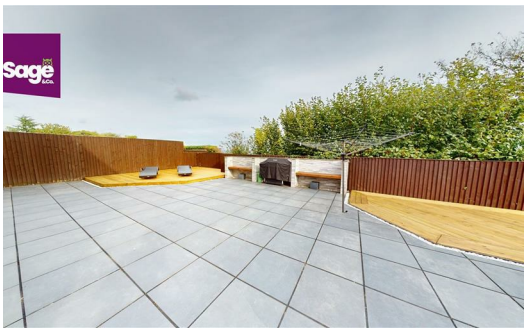
Putting **you** & **your property** first

1 Meadowside, Cwmbran, NP44 5BP

Offers Over £580,000

A truly beautiful and rare opportunity to acquire this impressive FOUR BEDROOM, DETACHED family home, thoughtfully arranged over three spacious floors and offering versatile accommodation ideal for modern family living. Upon entering, you are welcomed by a generous entrance hall providing access to a spacious living room, the perfect place for the family to relax and unwind. This floor also benefits from two bedrooms and a large four-piece bathroom suite. The lower level forms the true heart of the home, featuring a stunning contemporary open-plan kitchen and dining space, designed with both everyday life and entertaining in mind. Bi-fold doors open directly onto the rear garden, creating a wonderful connection between the indoor and outdoor spaces. The kitchen is complemented by a large fitted island, providing additional storage, workspace and a sociable focal point for the room. A spacious utility area and convenient WC are also located off the kitchen. Further enhancing the versatility of this exceptional home is a large additional room, currently utilised as a gym, which could easily be adapted to suit a variety of needs such as a home office, playroom, hobby space or additional living area. The top floor offers two further generously sized bedrooms, both with their own en-suite facilities, providing privacy for family members or guests. Externally, the property is equally impressive. The rear enjoys panoramic views and features a large and private garden which has been designed to be low maintenance, perfect for enjoying the outdoor space with minimal upkeep. The property also benefits from driveway parking and a detached garage. Ideally positioned close to Cwmbran Town Centre, excellent transport links and a range of local schools, this exceptional home offers space, flexibility and convenience in equal measure.

EPC Rating: TBC 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 to;

Entrance Hall
Welcoming hallway with two radiators, spot lights to ceiling, stairs to upper and lower levels, double glazed window to front, doors to;

Living Room
26'6" x 11'6" (8.10 x 3.52)
Double glazed bay window to front, double glazed windows to side and rear aspects with panoramic views, coving, hardwood flooring, two radiators

Bedroom Four / Office
8'9" x 14'4" (2.69 x 4.38)
Double glazed window to rear with panoramic views, radiator, coving, spot lights to ceiling

Bedroom Three
16'9" x 10'2" (5.13 x 3.10)
Double glazed window to front, radiator, coving, inset spot lights to ceiling

Bathroom
12'3" x 7'11" (3.74 x 2.42)
Four piece suite comprising; panelled bath, mains shower cubicle with screen, low level WC, 'his' and 'hers' vanity wash hand unit, ceramic tiled splash backs, two chrome towel radiators, electric shaver point, obscure double glazed window to rear, inset spot lights to ceiling

Lower Level

Open Plan Kitchen/Dining Room
11'10" x 34'4" (3.63 x 10.47)
Contemporary kitchen fitted with a range of base units with work preparation surfaces over, inset eye level oven and microwave, inset one and half bowl sink and drainer unit, integrated dishwasher, fitted island with units under, electric hob with filter hood over, fiited breakfast bar, space for fridge freezer and drinks fridge, two vertical radiators, double glazed bi-fold doors to rear, two double glazed windows to rear with panoramic views, doors to;

Gym/Fitness Room
11'8" x 23'1" (3.58 x 7.05)
Double glazed window to side, radiator, inset spot lights

Utility Room
14'4" x 9'3" max (4.37 x 2.82 max)
Fitted with a range of base and eye level wall units with roll top work preparation surfaces over, inset stainless steel one and half bowl sink and drainer unit, space for tumble dryer, plumbing for automatic washing machine, radiator, inset spot lights to ceiling, door to

WC
Low level WC, wall mounted wash hand basin, chrome towel radiator, extractor fan

Upper Level

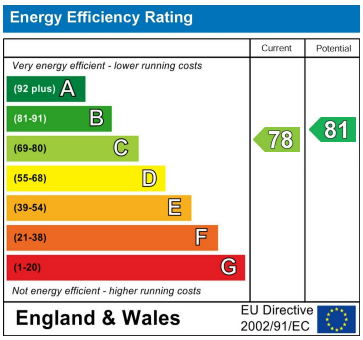
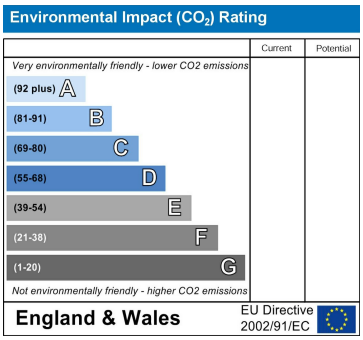
Landing
Velux window, access to loft space, built in cupboard housing boiler, radiator, doors to;

Bedroom Two
15'9" x 10'1" (4.82 x 3.08)
Double glazed window to front, radiator, inset spot lights to ceiling, built in storage space/wardrobe, door to;

En-Suite
8'2" x 11'0" (2.51 x 3.37)
Mains shower cubicle, low level WC, vanity wash hand basin, radiator, inset spot lights to ceiling, extractor fan, ceramic tiled walls, Velux window

Bedroom One
14'6" x 11'1" (4.44 x 3.39)
Double glazed window to front, radiator, inset spot lights to ceiling, door to;

En- Suite
8'10" x 6'2" (2.71 x 1.90)
Contemporary four piece suite comprising; panelled bath, mains shower cubicle, low level WC, vanity wash hand basin, Velux window, radiator, electric shower point, obscure double glazed window to side, inset spot lights to ceiling.

Outside
Front - Gated access to resin driveway parking and access to detached garage. Paved steps leading to front entrance door, remainder laid to lawn.
Rear - Enclosed rear garden with wooden fencing, mainly laid to patio with remainder laid to decking areas with panoramic views. Tap connected.

Tenure
We have been advised that this property id Freehold. To be verified