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# 8 Laburnum Drive, Henllys, Cwmbran, NP44 6EL

## Asking Price £340,000

*OFFERED TO THE MARKET WITH NO ONWARD CHAIN*
Situated in the highly sought-after residential area of Henllys, Cwmbran, this beautiful THREE BEDROOM, DETACHED property offers an ideal family home and is presented in a move-in-ready condition.
Laburnum Drive welcomes you with a bright and inviting living room, which flows through to a dining area featuring patio doors opening onto the rear garden. The property also benefits from a fitted kitchen and convenient ground-floor WC. To the first floor are three well-proportioned bedrooms, including a master bedroom with its own en-suite, alongside a family bathroom serving the remaining bedrooms. Externally, the property boasts a large, enclosed rear garden, providing an excellent space for children to play, outdoor entertaining and enjoying the warmer months. To the front and side, there is ample driveway parking, adding further practicality to this already appealing home.
Located within a popular residential area, Laburnum Drive is conveniently positioned close to local schools, transport links, everyday amenities and Cwmbran Town Centre, making it an excellent choice for families and commuters alike.
A fantastic family home in a desirable location – early viewing is highly recommended to fully appreciate what this property has to offer.

EPC Rating: C Council Tax Band: E








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## Entrance
Part glazed front entrance door

## Entrance Hall
Radiator, stairs to first floor, coving, doors to:

## Cloakroom / WC
5'7" x 2'9" (1.72m x 0.86m)
Low level WC, vanity wash hand basin, chrome towel radiator, opaque double glazed window to front, ceramic tile splash backs

## Living Room
13'9" max x 11'3" (4.21m max x 3.44m)
Double glazed box window to front, feature electric fire place and surround, coving, radiator, opening to

## Dining Room
10'6" x 8'9" (3.22m x 2.68m)
Double glazed patio doors to rear, radiator, coving, door to:

## Kitchen
10'11" x 9'1" (3.35m x 2.77m)
Fitted with a range of base and eye level wall units, roll edge work preparation surfaces, inset ceramic one and a half bowl sink and drainer unit, gas hob with extractor hood over, inset microwave and oven, integral fridge/freezer and washing machine, ceramic tile splashbacks, double glazed window to rear, part glazed door to side, under stair storage cupboard, radiator, door to dining room

## First Floor
Access to loft space, double glazed window to side, doors to:

## Bedroom One
11'10" x 9'4" (3.62m x 2.86m)
Double glazed box window to front, radiator, fitted wardrobes to one wall, coving, door to:

## En-suite
3'3" x 7'8" (1.00m x 2.34m)
Three piece suite comprised: mains shower cubicle, low level WC, pedestal wash hand basin, chrome towel radiator, ceramic tile walls, inset spotlights to ceiling, opaque double glazed window to side

## Bedroom Two
9'1" x 9'5" (2.79m x 2.88m)
Double glazed window to rear, radiator, fitted wardrobes with sliding doors to one wall, coving

## Bedroom Three
9'1" x 6'10" (2.77m x 2.10m)
Double glazed window to rear, radiator, coving

## Bathroom
8'4" x 6'11" (2.56m x 2.11m)
Three piece suite comprised: panelled bath, low level WC, pedestal wash hand basin, chrome towel radiator, opaque double glazed window to front, ceramic tile walls, inset spotlights to ceiling, built in cupboard housing combi boiler

## Outside
Front - Driveway parking for multiple vehicles, side access to rear, remainder laid to lawn

Rear - Spacious, enclosed rear garden with wooden fencing, mainly laid to lawn with established shrubs, remainder laid to patio. Tap connected.

## Tenure
We have been advised that the property is Freehold, to be verified











