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# 7 Heol Lowri, Pontrhydyrun, Cwmbran, NP44 1GB

## £375,000

Situated within this popular modern residential development, this beautifully presented FOUR BEDROOM, DETACHED property makes the perfect family home, offering spacious and versatile accommodation throughout.

Upon entering, you are welcomed by a bright and spacious hallway, leading to a generously sized living room, providing the ideal space for relaxing and enjoying family evenings. A real highlight of the property is the impressive OPEN-PLAN modern kitchen/diner, perfectly suited to everyday family living as well as entertaining family and friends. French doors open directly onto the rear garden, creating a wonderful flow between indoor and outdoor living. The ground floor is further complemented by a convenient WC and a useful separate utility room.

To the first floor, there are four well-proportioned bedrooms, with the principal bedroom benefiting from its own en-suite shower room. A modern three-piece family bathroom suite serves the remaining bedrooms. Externally, the property continues to impress with a good-sized rear garden, providing an ideal space for children to play, outdoor dining and enjoying the warmer months. Further benefits include a DRIVEWAY offering OFF-ROAD PARKING for multiple vehicles and a DETACHED GARAGE. Conveniently located close to a range of local amenities, Cwmbran Town Centre, well-regarded schools and excellent transport links, the property is also within easy reach of the beautiful Monmouthshire and Brecon Canal, perfect for those who enjoy scenic walks and outdoor activities.

EPC Rating: B, Council Tax Band: E








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## Entrance
Part glazed front entrance door to;

## Entrance Hall
Stairs to first floor, radiator, under stairs storage space, ceramic tiled flooring, doors to;

## Living Room
14'3" x 11'10" (4.35 x 3.63)
Double glazed window to front, radiator

## Open Plan

## Kitchen/Diner
11'0" x 18'8" (3.36 x 5.70)
Fitted with a range of base and eye level wall units with work preparation surfaces over, stainless steel one and half bowl sink and drainer unit, inset five burner gas hob with stainless steel filter hood over, integrated fridge freezer, integrated dishwasher, double glazed window to rear, double glazed French doors to rear, ceramic tiled flooring, radiator, door to;

## Utility Room
4'3" x 5'7" (1.30 x 1.71)
Fitted with base units with work preparation surfaces over, integrated washing machine

## Cloakroom/W.C.
Pedestal wash hand basin, low level WC, ceramic tile splashbacks, radiator

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

## Bedroom One
11'10" x 8'5" (3.63 x 2.58)
Double glazed window to front, radiator, fitted wardrobes to one wall, door to;

## En-Suite
6'6" x 3'11" (2.00 x 1.20)
Mains shower cubicle, low level WC, pedestal wash hand basin, electric shaver point, chrome towel radiator, obscure double glazed window to side, ceramic tiled splash backs

## Bedroom Two
9'2" max x 9'2" (2.81 max x 2.81)
Double glazed window to rear, built in wardrobe

## Bedroom Three
8'5" x 9'3" (2.59 x 2.82)
Double glazed window to rear, radiator, built in wardrobe to one wall

## Bedroom Four
7'3" x 7'7" (2.21 x 2.33)
Double glazed window to front, radiator

## Bathroom
6'6" x 6'6" (2.00 x 2.00)
Three piece suite comprising; panelled bath with mains shower over, pedestal wash hand basin, low level WC, chrome towel radiator

## Outside
Front - Pedestrian access to front entrance door, driveway parking and access to garage to side
Rear - Enclosed rear garden with wooden fencing, mainly laid to lawn with remainder laid to patio and composite decking, power and tap connected
Garage - Power and lights connected

## Tenure
We have been advised the property is Freehold. To be verified











