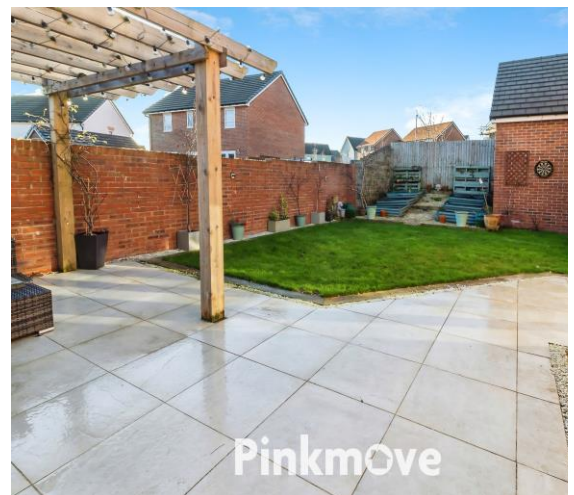




Silver Birch Close

£425,000

- Four Bedrooms
- Enclosed Rear Garden
- Single Garage with a Double Driveway and Ev Charger
- Family Bathroom, En-Suite and Downstairs WC
- Open Plan Kitchen/Diner
- Office + Utility Room
- Close to local Schools, Shops and Local Amenities
- Excellent Transport Links
- EPC Rating: B



Pinkmove

01633 746088
team@pinkmove.co.uk



About the property

Located in the desirable Silver Birch Close, Pontrydrun, Cwmbran, this modern four-bedroom detached home offers stylish living in a convenient setting. The property is close to local shops, reputable schools, and excellent transport links, with easy access to Cwmbran town centre, Newport, Cardiff, and the M4 corridor. Scenic walks along the nearby canal and the popular Open Hearth pub are just a short stroll away.

Step inside to a welcoming hallway, where a versatile office sits to the left and a bright lounge to the right. To the rear, the open-plan kitchen and dining area create the perfect space for family life and entertaining, complemented by a practical utility room.

Double doors lead out to an enclosed garden featuring a modern patio, lawn, and gravel area with crop beds—ideal for outdoor relaxation. A downstairs WC completes the ground floor. Upstairs, four adaptable bedrooms provide flexibility for family or guests. The master bedroom boasts an en suite, while a contemporary family bathroom serves the remaining rooms. Additional benefits include a single garage, driveway parking for two cars, and an EV charger. With five years remaining on the new-build warranty, this home offers peace of mind and modern convenience.

Perfectly positioned for amenities and leisure, this property combines comfort, practicality, and a sought-after location—an ideal choice for families and professionals alike.





Accommodation

Lounge

18' 6" x 10' 11" (5.64m x 3.33m)
Max Measurements

Kitchen/Diner

10' 2" x 26' 6" (3.10m x 8.08m)
Max Measurements

Utility

5' 5" x 5' 2" (1.65m x 1.57m)

Downstairs WC

5' 5" x 2' 9" (1.65m x 0.84m)

Office

6' 11" x 7' 4" (2.11m x 2.24m)

Bedroom 1

12' 7" x 11' 8" (3.84m x 3.56m)

En-Suite

7' 5" x 3' 9" (2.26m x 1.14m)

Bedroom 2

14' 1" x 9' 6" (4.29m x 2.90m)
Max Measurements

Bedroom 3

10' 3" x 9' 8" (3.12m x 2.95m)
Max Measurements

Bedroom 4

10' 11" x 9' 2" (3.33m x 2.79m)
Max Measurements

Bathroom

5' 6" x 6' 11" (1.68m x 2.11m)

Garage

19' 9" x 10' 5" (6.02m x 3.17m)

Floorplan



Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.