



## 49 Brynglas, Hollybush, Cwmbran, NP44 7LH

**£270,000**

Situated in the popular residential area of Hollybush, Cwmbran, this well-presented, move-in-ready FOUR BEDROOM, END OF TERRACE property makes an ideal family home. Offering spacious and versatile accommodation throughout, the property is conveniently located close to Cwmbran Town Centre, local schools and excellent transport links. The ground floor comprises a good-sized living room, a spacious fitted kitchen leading through to a separate dining area, a useful conservatory and a generously sized WC/shower room. To the first floor are four well-proportioned bedrooms and a family bathroom. Externally, the property benefits from an enclosed rear garden, ideal for families and outdoor entertaining. To the front, there is DRIVEWAY PARKING along with an attached GARAGE offering additional storage or parking options.

Combining generous living space with a convenient location, this attractive property is an excellent opportunity for families and buyers seeking a home ready to move straight into.

Early viewing is highly recommended to fully appreciate all that this property has to offer.

EPC Rating: D Council Tax Band: C



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### Entrance

Part glazed composite front entrance door to;

### Entrance Hall

Stairs to first floor, under stairs storage cupboard, doors to;

### Cloakroom/ WC/ Shower Room

6'2" x 6'2" (1.89 x 1.90)

Three piece suite comprising; electric shower, low level WC, vanity wash hand basin, radiator, ceramic tiled walls

### Living Room

12'8" x 11'5" (3.88 x 3.48)

Double glazed window to front, radiator, coving

### Kitchen

10'5" x 11'9" (3.19 x 3.60)

Fitted with a range of base and eye level wall units with roll edge work preparation surfaces over, inset stainless steel sink and drainer unit, gas hob with oven under, filter hood over, plumbing for automatic washing machine, space for tumble dryer, space for fridge freezer, ceramic tiled splash backs, space for dishwasher, double glazed window to rear, inset spot lights to ceiling, door to;

### Dining Room

10'5" x 9'6" (3.18 x 2.92)

Radiator, coving, dado rail, doors to;

### Conservatory

10'5" x 11'8" (3.19 x 3.56)

Double glazed French doors to rear, double glazed window to both side aspects

### First Floor

Access to loft space, inset spot lights to ceiling, two built in storage cupboards with one housing boiler, doors to;

### Bedroom One

9'5" x 11'5" (2.89 x 3.49)

Double glazed window to front, radiator

### Bedroom Two

13'9" x 8'7" (4.20 x 2.62)

Double glazed window to rear, radiator

### Bedroom Three

10'6" . 5'10" (3.21 . 1.78)

Double glazed window to rear, radiator

### Bedroom Four

6'6" x 9'10" (2.00 x 3.00)

Double glazed window to front, radiator

### Bathroom

5'4" x 6'5" (1.65 x 1.97)

Three piece suite comprising; Panelled bath with electric shower over, low level WC, pedestal wash hand basin, double radiator, obscure double glazed window to rear

### Outside

Front - Driveway parking for one vehicle, access to garage, electric car charge point to remain, remainder laid to lawn

Rear - Enclosed rear garden mainly laid to lawn with remainder laid to patio, power connected

### Tenure

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

### Agent Note

Boiler and radiators replaced 2023

UPVC replaced 2023

Consumer Unit 2023

