



La Vue Church Avenue, Trevethin, Pontypool, NP4 8FD

Asking Price £400,000

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UNIQUE OPPORTUNITY!! Sage & Co. are proud to present this beautifully designed, SELF BUILD FOUR BEDROOM DETACHED HOME, offering spacious and versatile living accommodation throughout. Perfectly suited to families or those seeking a unique and high-quality home, this property is a true gem with style, space, and comfort in abundance.

The ground floor offers an impressive layout, featuring a large living room, a separate family room, and a spacious kitchen/diner – ideal for entertaining guests or enjoying family meals. The ground floor is further complemented by two well-proportioned bedrooms, a sleek and modern shower room, a handy utility room, and a convenient cloakroom/WC. Upstairs, the stunning master suite is a true highlight of the home. This expansive room features a Juliet balcony with far-reaching, picturesque views, and a beautifully appointed en-suite bathroom for added luxury and the fourth bedroom also benefits from a large 'walk in wardrobe'. Externally, the property benefits from a large driveway providing ample off-road parking and a low-maintenance wrap-around garden, offering plenty of outdoor space with minimal upkeep. La Vue is also closely situated to the Pontypool Golf Club, schools, local amenities and transport links.

This exceptional home is not only thoughtfully designed but also impeccably presented throughout. Early viewing is highly recommended to appreciate all that this unique property has to offer.

Council Tax Band: E, EPC: C



Lakeside House, Llantarnam Parkway, Cwmbran, NP44 3GA
Telephone: 01633 838 888 Email: cwmbran@sageandco.co.uk

www.sageandco.co.uk

Entrance

Part glazed front entrance door to;

Entrance Hall

Stairs to first floor, spacious hallway, under floor heating throughout entire ground floor (apart from garage), doors to;

Kitchen/Diner

15'8" x 18'6" (4.80 x 5.64)

Fitted with a range of base and eye level wall units, work preparation surfaces over, inset gas hob, extractor hood over, inset eye level double oven, integral fridge/freezer, feature island with inset one and a half bowl composite sink, inset dishwasher, two double glazed window to front and double glazed window to side aspect, spot lights to ceiling, underfloor heating.

Lounge

17'7" x 13'6" (5.38 x 4.12)

Double glazed window to front, feature fireplace and surround, doors to;

Family Room

8'11" x 10'1" (2.73 x 3.09)

Double glazed French doors to rear and double glazed window to side with panoramic views.

Shower Room

7'10" x 8'2" (2.40 x 2.50)

Three piece suite comprising; Walk-in mains shower, low level WC, vanity wash hand basin, ceramic tile walls, chrome towel radiator, spot lights to ceiling, obscure double glazed window to rear, extractor fan.

Bedroom Two

13'6" x 11'6" (4.13 x 3.52)

Double glazed window to side.

Bedroom Three

10'5" x 11'1" (3.19 x 3.39)

Double glazed window to rear, fitted wardrobe to one wall with sliding doors.

Rear utility Room

11'4" x 5'3" (3.47 x 1.61)

Double glazed window to side, fitted base units, roll edge work surfaces, inset single drainer sink unit, plumbing for automatic washing machine, space for fridge/freezer, fitted cupboards to one wall, part glazed door to side of garden, door to;

Cloakroom/W.C.

Low level WC, wall mounted wash hand basin, obscure double glazed window to rear, extractor fan.

First Floor

Radiator, doors to;

Bedroom One

15'2" x 13'5" min and 22'4" max (4.64 x 4.11 min and 6.83 max)

Double glazed French doors to side with Juliet balcony and panoramic views, three Velux windows, radiator, fitted wardrobe to one wall, door to;

En-Suite

Walk-in mains shower, free standing bath, WC, pedestal wash hand basin, radiator, Velux window, spotlights to ceiling.

Bedroom Four

15'3" x 14'3" (4.65 x 4.36)

Velux window, radiator, storage to eaves, built-in walking wardrobe.

Dressing Room

15'3" x 5'9" (4.65 x 1.77)

Outside

Large driveway parking for several vehicles, an array of plant borders with remainder laid to patio offering panoramic views, access to garage and wrap around garden. To the rear of the property the garden is mainly laid to slate chippings and patio.

Garage

Up and over door, wall mounted boiler, double glazed window to side, power and light connected.

Tenure

We have been advised the property is Freehold.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
	78	83

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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