Putting you & your property first



1 Maes Y Nico, Pontrhydyrun, Cwmbran, NP44 1FL

Guide Price £350,000

GUIDE PRICE £350,000 - £360,000
A beautifully presented and thoughtfully designed FOUR BEDROOM, DETACHED family home, ideally situated within this popular residential development. Offering spacious and versatile accommodation throughout, this impressive property is perfectly suited to modern family living. The ground floor comprises a generous living room featuring double-aspect windows, creating a bright and welcoming space, alongside an impressive open-plan kitchen/diner. The kitchen provides ample storage and a superb area for everyday family life, as well as entertaining and hosting family and friends. A convenient cloakroom/WC completes the ground floor. Upstairs, the property continues to impress with four well-proportioned bedrooms. The principal bedroom benefits from its own en-suite, while the remaining bedrooms are served by a modern family bathroom. Externally, the property boasts a low-maintenance garden, providing an ideal space to relax, entertain and enjoy the warmer months. There is also the added benefit of off-road parking for multiple vehicles.
Maes Y Nico is conveniently positioned close to a range of local amenities, Cwmbran Town Centre, well-regarded schools and excellent transport links. The nearby Monmouthshire and Brecon Canal also provides an attractive setting for walking and enjoying the surrounding area.
An excellent family home in a convenient and desirable location. Viewing is highly recommended to fully appreciate the accommodation on offer
EPC Rating - B
Council Tax Band - D







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Entrance
Part glazed front entrance door to;

Entrance Hall
Radiator, stairs to first floor, under stairs storage cupboard, doors to;

Cloakroom/WC
5'3" x 2'11" (1.61 x 0.89)
Low level WC, pedestal wash hand basin, radiator, inset spot lights to ceiling

Living Room
19'9" x 11'4" (6.03 x 3.46)
Double glazed window to front and two double glazed windows to side aspects, two radiators

Kitchen/ Diner
9'1" x 11'8"/10'8" x 9'0" (2.78 x 3.56/3.26 x 2.76)
Contemporary kitchen fitted with a range of base and eye level wall units with roll top work preparation surfaces over, gas hob with filter hood over, inset one and half bowl stainless steel sink and drainer unit, integrated fridge freezer, double oven and dishwasher, wall mounted boiler, fitted breakfast bar, opening to pantry with base units and roll top work preparation surfaces over, integrated washing machine, radiator, double glazed window to front and side aspects, double glazed French doors, inset spot lights to ceiling

First Floor
Access to loft space, radiator, built in storage cupboard, doors to;

Bedroom One
11'1" x 11'6" (3.40 x 3.52)
Double glazed door with with panel to side, opening onto Juliet balcony, built in wardrobe, radiator, door to;

En- Suite
4'8" x 6'6" (1.43 x 2)
Mains shower cubicle, low level WC, pedestal wash hand basin, radiator, ceramic tiled splash backs, inset spot lights to ceiling, electric shaver point

Bedroom Two
9'9" x 11'10" (2.98 x 3.63)
Double glazed window to side, radiator, built in wardrobe

Bedroom Three
9'7" x 10'0" (2.93 x 3.05)
Double glazed window to front, radiator, built in wardrobe

Bedroom Four
8'3" x 10'2" (2.53 x 3.10)
Double glazed window to front, radiator

Bathroom
6'2" x 6'5" (1.89 x 1.98)
Three piece suite comprising; panelled bath with mains shower over, low level WC, pedestal wash hand basin, ceramic tiled splash backs, radiator, electric shaver point, obscure double glazed window to front, inset spot lights to ceiling

Outside
Pedestrian access to front entrance door.
Enclosed, low maintenance garden. Mainly laid to artificial lawn with the remainder laid to patio. Gated access to driveway parking for multiple vehicles. Tap connected

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









