



83 Cwrt Celyn, St. Dials, Cwmbran, NP44 3FB

Asking Price £395,000

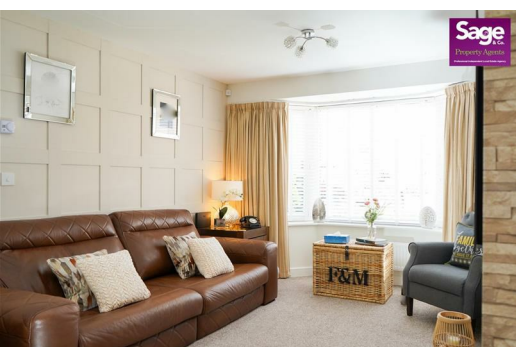
Situated on the popular and highly sought-after Cwrt Celyn development in Cwmbran, this beautiful FOUR BEDROOM, DETACHED property offers an ideal, move-in-ready family home. Well presented throughout, the property boasts a spacious OPEN-PLAN kitchen/diner, perfectly designed for modern family living and entertaining. French doors open directly onto the rear garden, creating a seamless flow between indoor and outdoor social spaces.

The ground floor also features a comfortable living room, ideal for relaxing, along with a converted integral garage that now provides a versatile home office and additional storage.

To the first floor are four well-proportioned bedrooms, including a master bedroom with en-suite shower room, complemented by a large family bathroom serving the remaining bedrooms.

Externally, the property benefits from a low-maintenance, enclosed rear garden and a driveway to the front providing parking for multiple vehicles. Conveniently located close to local amenities, Cwmbran Town Centre, well-regarded schools and excellent transport links, this superb home is not to be missed!

EPC Rating: B Council Tax Band: E



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

Radiator, ceramic tiled flooring, under stair storage space, doors to;

Cloakroom/WC

Low level WC, vanity wash hand basin, ceramic tiled splash backs, radiator, inset spotlights to ceiling

Home Office/Converted Garage/Study

11'7" x 9'11" (3.55 x 3.04)

Ceramic tiled flooring, radiator, two fitted storage cupboards with one housing boiler, fitted base units with roll top work preparation surfaces over, inset spot lights to ceiling, door to;

Store/Utility

7'10" x 9'11" (2.40 x 3.04)

Power and lighting connected, space for freezer, space for tumble dryer

Open Plan Kitchen and Dining Area

Kitchen

9'7" x 12'4" (2.94 x 3.76)

Contemporary kitchen fitted with a range of base and eye level wall units, inset ceramic one and a half bowl sink and drainer unit, roll edge work preparation surfaces over, inset 5 burner gas hob with filter hood over, ceramic tiled splash backs, integrated automatic washing machine and dishwasher, integrated eye level double oven, integrated fridge freezer, double glazed window to rear, inset spot lights to ceiling

Dining Area

9'8" x 15'3" (2.95 x 4.67)

Double glazed French doors to rear, two radiators, double glazed window to rear, designer lights to ceiling, double doors to;

Living Room

15'7" x 10'4" (4.77 x 3.16)

Double glazed window to front, two radiators, panelling to two walls, feature media wall

First Floor

Double glazed window to front, radiator, access to loft space, built in cupboard housing water tank, doors to;

Bedroom One

9'8" x 11'9" (2.95 x 3.59)

Two built in wardrobes to one wall, radiator, double glazed window to rear, door to

En-Suite

5'2" max x 7'9" (1.58 max x 2.38)

Mains shower cubicle, ceramic tiled splash backs, low level WC, pedestal wash hand basin, radiator, electric shaver point, inset spot lights to ceiling

Bedroom Two

10'4" max x 7'9" (3.15 max x 2.38)

Double glazed window to front, radiator, built in wardrobe

Bedroom Three

8'6" x 10'2" (2.60 x 3.10)

Double glazed window to rear, radiator, built in wardrobe

Bedroom Four

9'10" x 11'3" max (3.00 x 3.44 max)

Double glazed window to front, radiator

Bathroom

6'9" x 10'2" (2.08 x 3.10)

Large four piece suite comprising; panelled bath, mains shower cubicle, low level WC, pedestal wash hand basin, electric shaver point, radiator, obscure double glazed window to side, inset spot lights to ceiling

Outside

Front - Driveway parking for multiple vehicles with remainder laid to lawn, side access to rear.

Rear - Enclosed rear garden comprising a decking area with a pitched roof pergola over, additional pergola over patio area with remainder laid to gravel and flower beds, power and water connected

Tenure

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	85	
(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		

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		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

