



## Woodbury House Church Road, Pontnewydd, Cwmbran, NP44 1AT

**Asking Price £340,000**

Woodbury House is a generously proportioned FOUR BEDROOM, SEMI-DETACHED property, ideally located in the ever-popular Pontnewydd area of Cwmbran. Perfectly suited for family living, the home offers spacious and versatile accommodation throughout. The ground floor boasts a large living room, separate dining room, additional family room, a well-equipped kitchen, and a practical utility room. To the first floor are four well-sized bedrooms and a family bathroom.

Outside, the property features a substantial enclosed rear garden, ideal for families and entertaining, along with a courtyard to the front. Conveniently positioned close to Cwmbran Town Centre, well-regarded schools, and excellent transport links, Woodbury House presents a fantastic opportunity for those seeking a spacious family home in a desirable location. Viewing is highly recommended.

EPC Rating: TBC  
Council Tax Band: E



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

### Entrance

Composite front entrance door to;

### Reception Hall

Radiator, inset spot lights to ceiling, doors to;

### WC/Cloakroom

Low level WC, vanity wash hand basin, inset spot lights to ceiling

### Living Room

20'2" x 11'11" (6.15m x 3.65m)

Double glazed bay window to rear, two radiators, part glazed door to rear, picture rail

### Sitting Room

9'3" x 7'4" (2.84m x 2.24m)

Double glazed window to rear, part glazed door to rear, radiator.

### Dining Room

13'10" x 12'3" (4.23m x 3.74m)

Double glazed window to front, radiator, picture rail, door to inner hallway

### Inner Hallway

Stairs to first floor, radiator, under stairs storage space, door to;

### Kitchen

9'10" x 10'10" (3.00m x 3.32m )

Fitted with a range of base and eye level wall units with roll edge work preparation surfaces over, inset one and a half bowl stainless steel sink and drainer unit, electric hob with stainless steel filter hood over, inset eye level double oven, space for dish washer, ceramic tiled splash backs, double glazed window and obscure double glazed window to front, radiator, coving, door to;

### Utility Area

9'10" x 9'8" (3.00m x 2.95m)

Fitted with a range of base and eye level wall units with roll edge work preparation surfaces over, plumbing for automatic washing machine, space for tumble dryer, wall mounted combi boiler, ceramic tiled splash backs, space for fridge freezer, double glazed window to side, part glazed door to side

### First Floor

Access to partly boarded loft space, doors to;

### Bedroom One

10'11" x 11'11" (3.35m x 3.65m)

Double glazed bay window to rear, radiator, picture rail, coving, door to;

### En-Suite

4'4" x 5'2" (1.33m x 1.59m)

Low level WC with integrated wash hand basin, ceramic tiled splash backs, extractor fan, vertical radiator, inset spot lights to ceiling

### Bedroom Two

13'11" x 12'4" (4.26m x 3.77m)

Double glazed window to front and side aspects, radiator, picture rail

### Bedroom Three

9'6" x 12'4" (2.90m x 3.76m)

Double glazed window to rear, radiator, inset spot lights to ceiling

### Bedroom Four

8'11" x 11'11" (2.73m x 3.64m)

Double glazed window to front, radiator

### Bathroom

6'6" x 7'9" (2.00m x 2.37m)

Four piece suite comprising; Fitted bath, mains shower cubicle, low level WC, pedestal wash hand basin, ceramic tiled splash backs, vertical radiator, obscure double glazed window to side

### Outside

Front - Pedestrian access to courtyard. Access to front entrance door

Rear - Enclosed rear garden, laid to lawn and paved areas. Path leading to further enclosed garden space laid to gravel.

### Tenure

We have been advised that the property is Freehold, to be verified.

| 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 |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |                         |
|-----------------------------------------------------------------|---------|-------------------------|
|                                                                 | Current | Potential               |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |         |                         |
| England & Wales                                                 |         | EU Directive 2002/91/EC |

