



LLANTARNAM, CWMBRAN

Guide price **£400,000**



2 JAMES PROSSER WAY

Llantarnam, Cwmbran, Torfaen NP44 3FG



Close proximity to M4 Corridor
Principal en-suite & utility room
South facing rear garden

Situated on the highly sought-after James Prosser Way in Llantarnam, this beautifully presented four-bedroom detached property offers an ideal family home. Immaculately decorated by the current owners, the property provides spacious and versatile accommodation throughout, perfectly suited to modern living.

The ground floor boasts a welcoming entrance hall leading to a generous family lounge, a stylish and well-appointed kitchen diner, and a convenient utility room. Upstairs, there are four well-proportioned bedrooms, with the principal bedroom benefiting from a modern en suite, alongside a contemporary family bathroom.

Externally, the property offers a garage and three additional parking spaces, ensuring ample off-road parking for family and guests. Perfectly positioned, the home is within close proximity to Cwmbran Town Centre, Llanyrafon Boating Lake, The Grange Hospital, and the M4 corridor, making it ideal for commuters. It also benefits from easy access to local schools, shops, and a wide range of everyday amenities, further enhancing its appeal for growing families.



Guide price
£400,000



KEY FEATURES

- Four bedrooms
- Utility room
- Principal ensuite
- Beautifully decorated throughout
- Close proximity to Cwmbran Town Centre
- Garage with three parking spaces



STEP INSIDE



As you step into the welcoming entrance hall, the thoughtful layout of this home becomes immediately apparent.

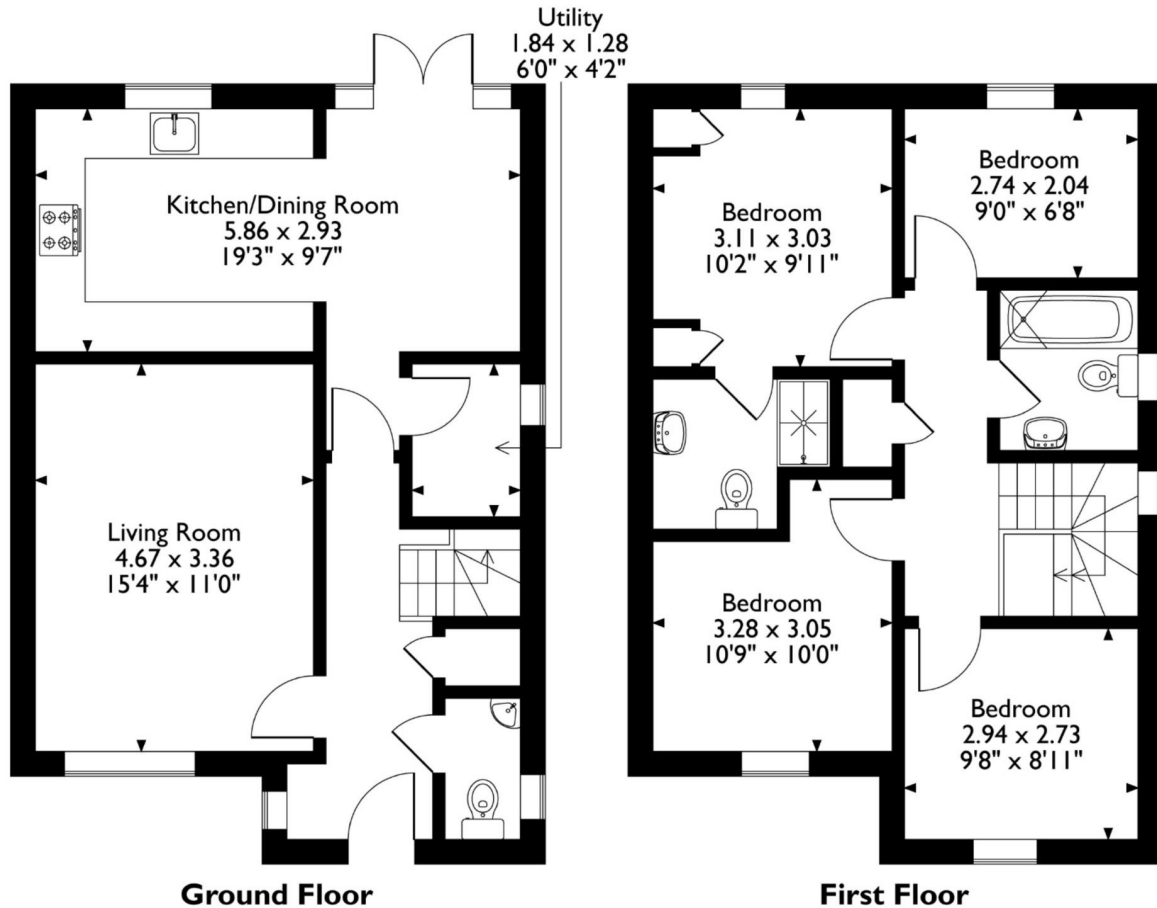
From right to left, you have access to a convenient downstairs WC, a practical utility room, a stylish kitchen diner, and a spacious family lounge.

The kitchen diner is a real focal point, featuring sleek worktops, ample storage, and French doors that open out to the rear garden, allowing natural light to flood the space.

The family lounge provides a comfortable setting for relaxation, ideal for everyday living.

2, James Prosser Way, Cwmbran, Torfaen

Approximate Gross Internal Area 96 Sq M/1034 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

To the first floor, the property continues to impress with four well-proportioned bedrooms, a modern family bathroom, and a principal bedroom benefitting from its own en suite.

Throughout, the home has been decorated to a high standard by the current owners, offering a contemporary and move-in ready finish that will appeal to a wide range of buyers.

STEP OUTSIDE



To the front of the property, a pathway leads you through a neatly maintained lawn, bordered by mature laurel bushes that provide a pleasant sense of privacy and kerb appeal. The rear garden enjoys a desirable south-facing orientation, making it a true sun trap throughout the day.

Designed with both relaxation and entertaining in mind, the garden features a stylish composite decking area that flows seamlessly onto a well-kept lawn. With French doors opening directly from the kitchen diner, the space lends itself perfectly to indoor/outdoor living and alfresco dining.

A rear gate provides convenient access to the garage and additional parking spaces, enhancing practicality. This outdoor space is ideal for family gatherings, summer barbecues, or simply unwinding in a private and inviting setting.

INFORMATION

Postcode: NP44 3FG

Tenure: Freehold

Tax Band: F

Heating: Gas

Drainage: Mains

EPC: B





DIRECTIONS

What3words: [///stray.damage.teams](#)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			95
A	(92-100)	85	
B	(81-91)		
C	(69-80)		
D	(55-68)		
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

25 Bridge Street, Usk, NP15 1BQ
 01633 449884
 newport@archerandco.com
 www.archerandco.com



All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Floorplans and photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.