



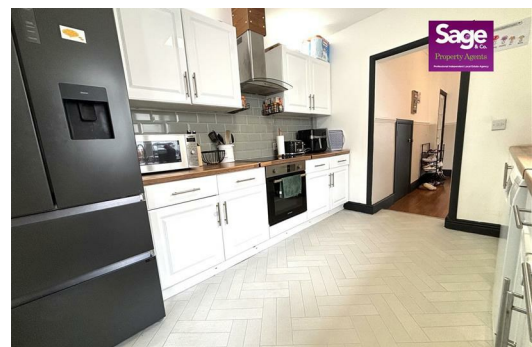
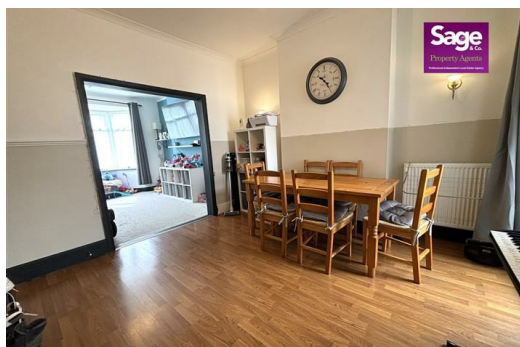
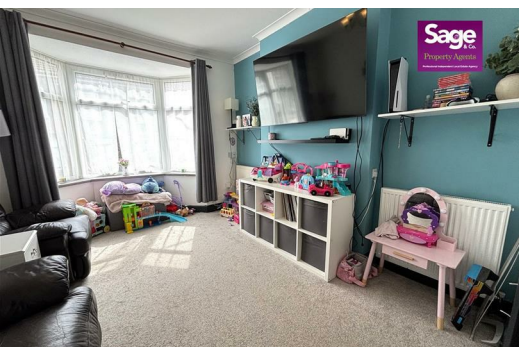
22 Tynewydd Road, Cwmbran, NP44 1NS

Asking Price £240,000

Located in the ever-popular residential area of Pontnewydd, this attractive THREE BEDROOM, SEMI-DETACHED home offers spacious and versatile accommodation, making it an ideal purchase for first-time buyers, young families, and those looking to upsize. The property provides well-balanced living space throughout. The ground floor features a bright and airy bay-fronted living room, while the separate dining room offers the perfect setting for family meals and entertaining guests. The fitted kitchen provides ample storage and worktop space, with access to the rear garden, and is complemented by a convenient three-piece family bathroom suite. To the first floor, the generous master bedroom enjoys plenty of natural light with two windows to the front. Two further bedrooms provide flexible accommodation, ideal for children, guests, or those working from home. Completing the first-floor layout is a stylish and contemporary shower room, finished to a modern standard.

Externally, an enclosed rear garden offers a safe and private space for children and pets, as well as an ideal environment for entertaining during the warmer months. A GARAGE provides valuable storage space or secure parking, adding further practicality to the home. Tynewydd Road is well positioned within easy reach of a range of local amenities, including highly regarded schools, Cwmbran Town Centre and transport links.

EPC Rating: D Council Tax Band: C



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

Entrance

Part glazed front entrance door to;

Entrance Hall

Stairs to first floor, radiator, coving, dado rail, doors to;

Living Room

11'10" x 10'11" (3.61m x 3.35m)

Double glazed window to front, coving, two radiators

Dining room

11'10" x 11'6" (3.61m x 3.51m)

Radiator, coving, under stair storage cupboard, double glazed door to rear, opening to;

Kitchen

11'1" x 9'0" (3.39m x 2.75m)

Fitted with a range of base and eye level wall units, roll edge work surfaces, inset stainless steel sink unit. ceramic tile splashbacks, electric hob, stainless steel filter hood over, inset oven, space for dishwasher and fridge/freezer, double glazed window to side, open to;

Rear Lobby/Utility Area

9'0" x 3'6" (2.76m x 1.07m)

Part glazed door to rear, space for tumble dryer, doors to;

Bathroom

9'0" x 5'2" (2.76m x 1.58m)

Three piece suite comprising; panelled bath with shower and screen over, ceramic tile splashbacks, low level WC, pedestal wash hand basin, obscure double glazed window to rear, radiator

First Floor

Access to loft space (fully boarded), built-in storage cupboard, coving, doors to;

Bedroom One

11'10" x 14'7" (3.61m x 4.47m)

Two double glazed windows to front, radiator, coving, panelling to one wall

Bedroom Two

11'1" x 9'1" (3.39m x 2.77m)

Obscure double glazed window to rear, radiator, wall mounted gas central heating boiler

Bedroom Three

8'7" x 6'10" (2.64m x 2.09m)

Double glazed window to rear, radiator, coving

Shower Room

7'10" x 4'5" (2.40m x 1.37m)

Double electric shower cubicle, low level WC, wall mounted wash hand basin, chrome towel radiator, fully ceramic tile walls, extractor fan

Outside

Steps to front entrance door, enclosed forecourt

Enclosed rear garden, laid to decking, lawn and concrete areas, tap connected, rear gate access, access into garage

Tenure

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

