



Sheppard  
& Bear

Acacia Avenue | Pontrhydyrun | Cwmbran | NP44 1FT

£420,000



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Nestled in the charming area of Acacia Avenue, Pontrhydyrun, Cwmbran, this delightful detached house offers a perfect blend of comfort and convenience. Spanning an impressive 1,172 square feet, the property boasts four spacious bedrooms, making it an ideal family home. The larger than average living room provides a welcoming space for relaxation and entertainment, while the open plan kitchen and dining room create a warm atmosphere for family gatherings.

The house features two well-appointed bathrooms, including an en-suite for added privacy. Practicality is enhanced with a utility room and a ground floor WC, ensuring that everyday living is both comfortable and efficient. The private garden offers a tranquil retreat, perfect for alfresco dining and the regular visits from local wildlife, including geese and their offspring.

- 4 spacious bedrooms
- En-suite master bedroom
- Utility room and WC
- Detached with garage
- Close to local Tesco (opening soon)
- 2 modern bathrooms
- Open-plan kitchen/dining
- Private garden
- Near canal for fantastic walks
- Viewing highly recommended soon

### Entrance hall

### Living room

21'6 x 10'3 (6.55m x 3.12m)

### Kitchen/dining room

21'6 x 13'10 max (6.55m x 4.22m max)

### Utility room

### Ground floor WC

### First floor landing

### Bedroom one

12'6 max x 9'8 max (3.81m max x 2.95m max)

### En-suite

### Bedroom two

15'5 x 9'8 max (4.7m x 2.95m max)

### Bedroom three

11'6 max x 10'6 max (3.51m max x 3.2m max)

### Bedroom four

10'7 x 6'2 (3.23m x 1.88m)

### Family bathroom

6'4 x 6'2 max (1.93m x 1.88m max)

### Outside and parking



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(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	



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Council Tax Band E  
EPC Rating B

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