



## Nevada Bryn Rhedyn, Llanfrechfa, Cwmbran, NP44 8UB

**£550,000**

Situated in the highly sought-after area of Llanfrechfa, this unique FOUR BEDROOM, DETACHED family home is offered for sale with NO ONWARD CHAIN, presenting an excellent opportunity to acquire a truly distinctive property. Designed over split levels, the home offers generous and versatile living accommodation, perfectly suited to modern family life. The property welcomes you with a spacious entrance hall and convenient ground floor WC. The first level features a practical utility room and a shower/sauna room, adding a touch of luxury. The impressive living room provides an ideal space for entertaining, with a balcony enjoying panoramic views and an abundance of natural light. A spacious kitchen/dining room offers the perfect setting for family meals and social gatherings. The remainder of the accommodation comprises four well-proportioned bedrooms, including a generous principal bedroom with en-suite facilities, together with a family bathroom serving the remaining bedrooms. Externally, the property benefits from a large driveway providing AMPLE OFF ROAD PARKING, access to the GARAGE, side access on both sides of the house, and an enclosed rear garden offering an excellent space for keen gardeners, outdoor entertaining, or simply relaxing on warm summer evenings.

A rare opportunity to purchase a spacious and individual family home in a desirable location, early viewing is highly recommended.

Council Tax Band H, EPC Rating E



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Entrance

Part glazed front entrance door:

Entrance Hall

Double radiator, stairs to first landing, door to garage and door to:

Cloakroom / WC

6'6" x 2'11" (1.99 x 0.89)

Low level WC, wall mounted wash hand basin, opaque double glazed window to side

First Level Landing

Part glazed door to side, stairs to mid-level, door to:

Utility Room

6'7" x 8'9" (2.01 x 2.68)

Fitted with base and eye level wall units, roll edge work preparation surface over, inset one and a half bowl, sink and drainer unit, wall mounted boiler, ceramic tile splash backs, door to:

Shower Room / Sauna

6'6" x 5'2" (2.00 x 1.60)

Mains shower cubicle, ceramic tile splash backs, door into sauna

Mid-Level Landing

Stairs to upper level, doors to:

Bedroom Four

10'4" x 16'4" (3.15 x 5.00)

Double glazed window to front with panoramic views, double radiator

Living Room

19'4" x 21'10" (5.90 x 6.68)

Patio doors leading to balcony, with panoramic views, two radiators, steps up to:

Open Plan

Kitchen / Diner

18'3" x 20'2" (5.57 x 6.15)

Contemporary fitted kitchen with a range of base and eye level wall units, roll edge work preparation surfaces over, gas hob, stainless steel filter hood over, inset eye level oven, inset stainless sink and drainer unit, space for fridge / freezer, two radiators, part glazed door to side, double glazed window to side and rear aspects

Upper Level Landing

Built in storage cupboards with sliding doors, built in airing cupboard, opaque double glazed window to side, radiator, doors to:

Bathroom

12'2" x 10'0" (3.72 x 3.07)

Suite comprised of: jacuzzi bath with mains shower over, low

level WC, bidet, His and Hers vanity sink unit, opaque double glazed windows to side, inset spotlights to ceiling, chrome towel radiator

Bedroom One

10'2" x 13'3" (3.12 x 4.06)

Double glazed window to rear, radiator, coving, door to:

En-suite

9'4" x 6'1" (2.86 x 1.86)

Mains shower cubicle, low level WC, vanity wash hand basin, chrome towel radiator, electric shaver points, opaque double glazed window to rear, inset spotlights to ceiling, ceramic tile splash backs

Bedroom Two

13'10" x 11'3" (4.23 x 3.45)

Double glazed window to front and side aspects, radiator

Bedroom Three

8'5" x 16'6" (2.59 x 5.05)

Double glazed windows to front and rear aspects

Outside

Front - Driveway parking for multiple vehicles, remainder comprised of established bushes and shrubs, access into garage, side access to rear

Rear - Enclosed rear garden, mainly laid to lawn, remainder laid to patio with established shrubs. Panoramic views

Tenure

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

