



## 63 Buttercup Court, Ty Canol, Cwmbran, NP44 6JY

Asking Price £330,000

A beautifully presented FOUR BEDROOM DETACHED home nestled in the highly sought-after area of Ty Canol, Buttercup Court. This impressive property is an ideal family home, offering generous living space throughout and convenient access to local amenities.

The ground floor comprises a welcoming living room, a separate dining room, and a bright and spacious conservatory featuring Velux windows, natural lighting, and underfloor heating—perfect for year-round enjoyment. A well-fitted kitchen, convenient WC, and a practical utility room complete the downstairs accommodation.

To the first floor, you will find four well-proportioned bedrooms, including a master bedroom with its own en-suite shower room. A modern family bathroom serves the remaining bedrooms.

Externally, the property benefits from an INTEGRAL GARAGE, a DRIVEWAY providing ample parking, and an enclosed rear garden offering lovely views—an ideal space for relaxing or entertaining.

Situated in a quiet cul-de-sac within close proximity to reputable schools, Cwmbran Town Centre, and excellent transport links, this wonderful home is perfectly positioned for family living. Early viewing is highly recommended.

EPC Rating: TBC  
Council Tax Band: E



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### Entrance

Composite front entrance door

### Entrance Hall

Stairs to first floor, radiator, coving, door to:

### Living Room

13'10" x 13'8" (4.22 x 4.18)

Double glazed box window to front, electric fire place and surround, coving, door to:

### Dining Room

10'5" x 8'4" (3.19 x 2.55)

Radiator, coving, door to kitchen, opening to:

### Conservatory

9'6" x 8'10" (2.90 x 2.70)

Double glazed French doors to side, double glazed windows to rear and side aspects, Velux windows, underfloor heating

### Kitchen

10'5" x 9'6" (3.18 x 2.91)

Fitted with a range of base and eye level wall units, roll edge work preparation surfaces, inset stainless steel one and a half sink and drainer unit, inset gas hob with stainless steel filter hood over, inset eye level microwave and oven, fitted fridge and dishwasher, ceramic tile splash backs, double glazed window to rear, spotlights to ceiling, coving, radiator, built in cupboard, door to:

### Utility Room

10'5" x 6'4" (3.19 x 1.95)

Fitted with roll edge work preparation work surfaces with base unit, inset stainless steel sink and drainer unit, inset freezer and automatic washing machine, ceramic tile splash backs, double glazed window to side, coving, spotlights to ceiling, radiator, part glazed door to rear, door to:

### Cloakroom / WC

Low level WC, vanity wash hand basin, chrome towel radiator, opaque double glazed window to side, fully ceramic tile walls

### First Floor

Double glazed window to front, access to loft space, built in cupboard housing hot water tank, coving, doors to:

### Bedroom One

12'7" x 11'3" (3.85 x 3.45)

Double glazed window to front, radiator, built in wardrobe to one wall with sliding doors, coving, door to:

### En-suite

4'7" x 6'4" (1.40 x 1.95)

Electric shower, low level WC, vanity wash hand basin, chrome towel radiator, opaque double glazed window to side, ceramic tile walls, spotlights to ceiling

### Bedroom Two

11'1" x 8'1" (3.40 x 2.47)

Double glazed window to front, radiator, coving

### Bedroom Three

6'7" x 9'4" (2.02 x 2.86)

Double glazed window to rear, radiator, coving

### Bedroom Four

8'3" x 8'1" (2.54 x 2.48)

Double glazed window to rear, radiator, fitted wardrobe to one wall

### Bathroom

6'1" x 6'11" (1.86 x 2.12)

Three piece suite comprised: fitted bath, pedestal wash hand basin, low level WC, opaque double glazed window to rear, electric shaver point, inset spotlights to ceiling, chrome towel radiator, fully ceramic tile walls

### Outside

Front - Lawn area, side gate access to rear, driveway parking and access to integral garage and front entrance door

Rear - Enclosed rear garden with wooden fencing, upper level laid to patio, steps leading down to lawn area with remainder laid to slate chippings, tap connected

### Tenure

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

