



1 Rowan Way, Blaenavon, Pontypool, NP4 9EE

Guide Price £260,000

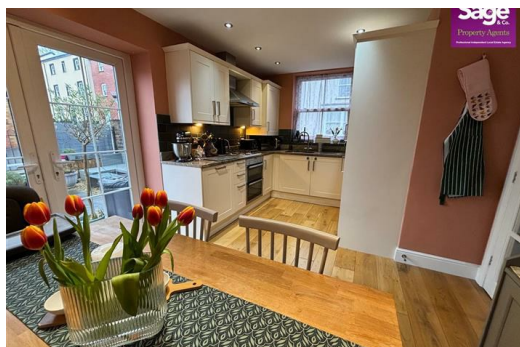
GUIDE PRICE: £260,000 - £270,000

This well-presented THREE BEDROOM semi-detached property offers SPACIOUS and MODERN accommodation throughout and is move-in ready, making it an ideal home for families. The ground floor comprises a bright and welcoming living room with dual aspect windows, allowing plenty of natural light to flood the space. A well-presented kitchen/diner provides an excellent area for family meals and entertaining, with French doors opening directly onto a private courtyard garden. A convenient cloakroom/WC completes the ground floor layout.

To the first floor are three well-proportioned bedrooms, including a generous master bedroom benefiting from an en-suite, along with a modern family bathroom. Externally, the property boasts a lawned garden to one side and an attractive courtyard garden to the other, offering versatile outdoor spaces for relaxing and socialising. Further benefits include a large DRIVEWAY providing OFF-ROAD PARKING for multiple vehicles.

Ideally located close to local amenities and transport links, this fantastic family home offers both comfort and convenience.

EPC: C
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;

Entrance Hall

Oak flooring, radiator, door to;

Cloakroom

5'2" x 3'3" (1.60 x 1.01)

Low level WC with concealed system, pedestal wash hand basin, chrome towel radiator, extractor fan

Inner Hall

Oak flooring, stairs to first floor, radiator, under stair storage cupboard, smoke detector, door to;

Living Room

15'7" x 11'1" (4.76 x 3.38)

Oak flooring, double glazed sash window to front and side aspect, double radiator

Kitchen/Dining Room

15'7" x 10'5" (4.76 x 3.20)

Fitted with a range of base and wall units, granite work surfaces, inset stainless steel gas hob with oven under and stainless steel extractor hood over, integral fridge freezer, radiator, integral dishwasher, integral tumble dryer and washing machine, integral gas boiler, double glazed window to front, double glazed French doors to side, oak flooring, inset spotlights to ceiling.

First Floor

Access to loft space (part boarded), doors to;

Bedroom One

10'6" x 10'5" (3.22 x 3.20)

Double glazed window to side, radiator, door to;

En-Suite

4'7" x 7'6" (1.40 x 2.31)

Double shower cubicle with mains powered shower, close couple WC, wall mounted wash hand basin, chrome towel radiator, complementary ceramic tile splash backs, ceramic tile flooring, extractor fan, spotlights to ceiling, obscure double glazed window to front

Bedroom Two

7'9" x 11'1" (2.384 x 3.38)

Double glazed window to side, radiator

Bedroom Three

6'1" x 8'10" (1.858 x 2.70)

Double glazed window to front, radiator, built-in wardrobes

Bathroom

6'1" x 6'10" (1.87 x 2.10)

Luxury suite in white comprising, panelled bath with fitted screen over and mixer/shower tap, wall mounted wash hand basin, close coupled WC, chrome towel radiator, complementary ceramic tile walls and flooring, obscure double glazed window to front, extractor fan, spotlights to ceiling.

Outside

Front - Access to front entrance door, lawn area to side, access to driveway parking

Rear - Enclosed courtyard, mainly laid to patio, remainder laid to gravel, garden shed

Tenure

We have been advised Freehold, to be verified

Measurements and floorplans are supplied as guidance and must be considered as approximate only

