



14 Poppy Field Avenue, Cwmbran, NP44 3DD

Guide price £550,000



GUIDE PRICE £550,000-£575,000 This well-presented detached house offers an exceptional living experience for families and individuals alike. With five spacious bedrooms, this property provides ample room for relaxation and privacy, making it an ideal home for those seeking comfort and space.

The house boasts two inviting reception rooms, perfect for entertaining guests or enjoying quiet evenings with family. The layout is thoughtfully designed to enhance both functionality and style, ensuring that every corner of the home is utilised to its fullest potential.

The property also features generous parking space for up to six vehicles, a rare find that adds to the convenience of this lovely home.



MAIN DESCRIPTION

Set on a generous plot within an exceptionally desirable and convenient location, this well-presented, executive five-bedroom detached home offers spacious, light-filled accommodation arranged over three impressive storeys. Ideal for families, the property is close to excellent schools, local shops, amenities and reliable bus routes, with superb road links making it perfect for commuters. The popular boating lake and surrounding green spaces are within walking distance, creating a lovely setting for outdoor leisure. The property also benefits from air conditioning, providing additional comfort throughout the warmer months.

A welcoming entrance hall provides built-in storage cupboards, including useful understairs storage, with further access to the ground floor accommodation and stairs to the first floor. The spacious lounge features a bay window to the front and French doors opening onto the rear garden, creating a bright and inviting family space. A separate study, also with a bay window, offers versatility for home working or use as a playroom or hobby space.

The impressive open-plan kitchen, dining and family room forms the heart of the home, fitted with a range of base and wall units, extensive work surfaces, a six-ring gas hob, double electric oven and integrated dishwasher, with space for an American-style fridge/freezer. Large windows, skylights and doors to the garden ensure an abundance of natural light, while providing seamless access to the outdoor dining and seating areas. A useful utility room sits just off the kitchen, equipped with plumbing for a washing machine, space for a tumble dryer, additional sink and a side access door. A ground floor WC completes this level.

On the first floor, the generous master bedroom includes a dressing area with a bank of fitted wardrobes and a modern en suite shower room. Two further double bedrooms are also located on this floor, along with a family bathroom fitted with a panelled bath and shower over, low-level WC, pedestal wash hand basin and window.

The second floor offers two additional double bedrooms, ideal for older children, guests or multi-generational living. Bedroom four benefits from fitted wardrobes, and a separate shower room with shower cubicle, pedestal wash hand basin, low-level WC and window serves this floor.

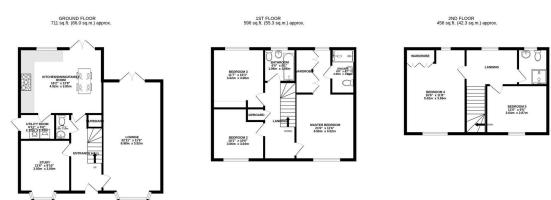
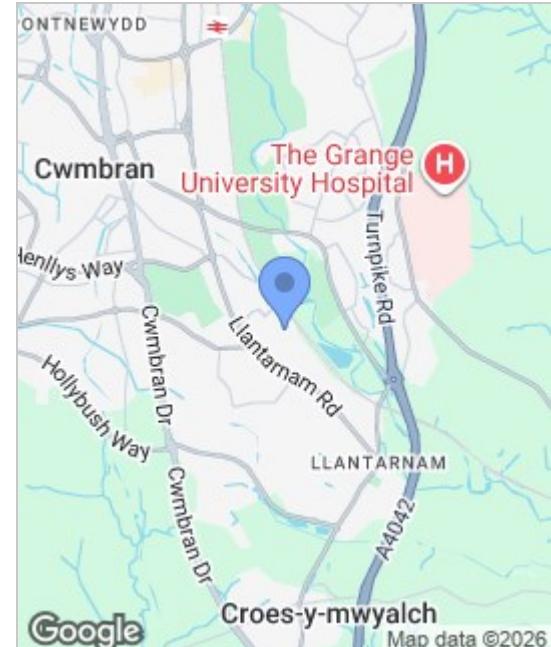
The enclosed rear garden features a patio area, composite decking and a neat lawn, offering excellent space for entertaining, relaxing and family activities. A gate provides external access. To the front, the property benefits from ample parking with EV charger and a double garage.

This outstanding family home offers exceptional space, comfort and an enviable location. Early viewing is highly recommended, as this property truly must be seen to be fully appreciated.

TENURE: FREEHOLD

COUNCIL TAX BAND: G

NB: One2One Estate Agents have been advised by the seller the details pertaining to this property. It is the buyer's responsibility to determine council tax band and tenure. We would encourage any interested parties to seek legal representation and obtain professional advice prior to purchase.



TOTAL FLOOR AREA - 1760 sq ft (162.7 sq m) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan enclosed, measurements are approximate and should be used as a guide only. Dimensions may not be accurate and are not intended to be used for legal purposes. The buyer/seller and agent/seller have not been tested and we guarantee nothing.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC		77	80
England & Wales			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			
England & Wales			

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

5 - 7 New Street, Cwmbran, Torfaen, NP44 1EE

Tel: 01495219699

Email: Enquiries@one2oneestateagents.co.uk