



13 Ffordd Bevan, Cwmbran, NP44 1DG

Asking price £550,000



Located in the charming area of Ponrhydyrun, this detached house on Ffordd Bevan offers a perfect blend of modern living and comfort. The property boasts a contemporary design that is both stylish and functional, making it an ideal family home.

The property features five bedrooms, ensuring that everyone has their own private sanctuary. The three bathrooms are thoughtfully designed, offering convenience and comfort for busy mornings or unwinding after a long day.

In summary, this delightful detached house on Ffordd Bevan is a wonderful opportunity for anyone looking to settle in Cwmbran. With its modern features, spacious layout, and convenient location, it is sure to impress. Do not miss the chance to make this beautiful property your new home.



MAIN DESCRIPTION

Well presented and extensively reconfigured by the current owners, this impressive detached family home offers spacious and versatile accommodation arranged over three floors. Situated on a sought-after modern development, the property is conveniently located close to well-regarded schools, local shops and everyday amenities, and benefits from excellent road links and regular bus routes, making it ideal for family living and commuting alike.

Upon entering the property you are welcomed into a bright entrance hall with stairs rising to the first floor and a useful storage cupboard. There is also a convenient ground floor WC.

To the front of the property are two versatile reception rooms. The dining room features a window overlooking the front aspect and provides an ideal space for family meals or entertaining guests. Adjacent to this is a study or home office, also with a window to the front, offering a perfect space for those working from home, studying, or alternatively a playroom.

The heart of the home is the modern fitted kitchen/breakfast room, which has been thoughtfully designed with a range of base and wall mounted units providing ample storage and worktop space. The kitchen offers space for a range cooker and American-style fridge/freezer, along with integrated appliances including a dishwasher, washing machine and wine fridge. A breakfast bar provides a relaxed seating area for informal dining or socialising. Windows to the side and rear allow plenty of natural light, while a door leads directly out to the rear garden, creating a seamless connection between indoor and outdoor living spaces.

The spacious lounge is a particularly attractive feature of the home, offering a light and comfortable living area. Large bi-fold doors open directly onto the garden, allowing the room to flow effortlessly outside during warmer months and creating an ideal setting for entertaining or relaxing with family.

The first floor landing provides access to the principal bedrooms and family bathroom. The impressive master bedroom suite was originally two bedrooms and has been cleverly combined to create a generous and luxurious space with a dressing area. Windows to both the front and rear aspects allow plenty of natural light throughout the room. The en suite comprises a shower cubicle with power shower, pedestal wash hand basin, low level WC and window.

There are two further well-proportioned bedrooms on this floor, along with the family bathroom which is fitted with a panelled bath, pedestal wash hand basin, low level WC and window.

The second floor offers additional flexible accommodation and comprises two further double bedrooms, both benefiting from

windows to the front and rear which create bright and comfortable spaces suitable for older children, guests or home working areas. There is also a modern shower room fitted with a shower cubicle with power shower, vanity wash hand basin, low level WC and a window to the rear.

To the rear of the property is an enclosed and attractively arranged garden designed with low maintenance in mind. Immediately outside the property is a patio seating area with a contemporary glass balustrade, providing a perfect space for outdoor dining or relaxing. A gate leads to steps down to a decked terrace with electric point making it ideal for a hot tub and artificial lawn area. There is also a further gated section of garden laid with artificial lawn, offering additional outdoor space suitable for children, pets or entertaining.

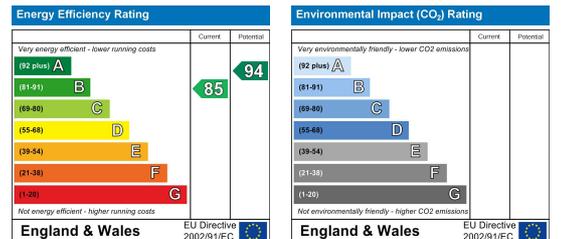
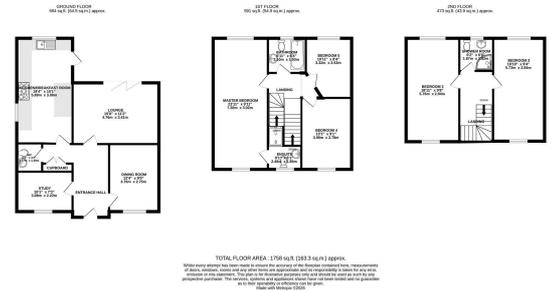
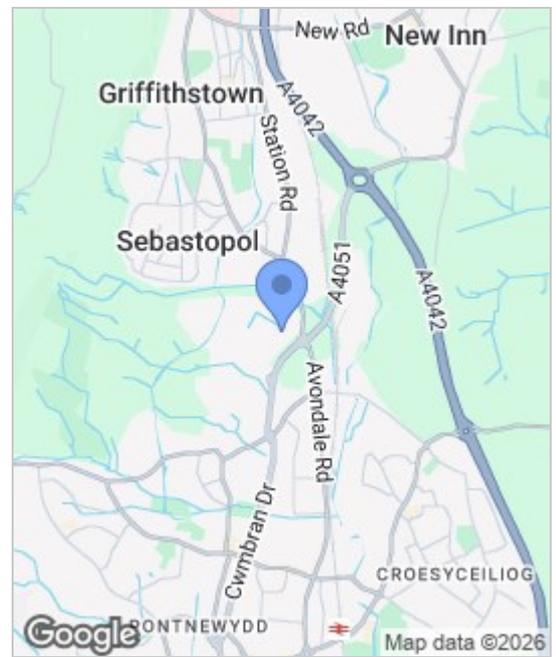
To the side of the property there are two parking spaces leading to the garage, providing convenient off-road parking and storage. There is electric points for an electric charger

This beautifully presented and thoughtfully redesigned family home offers generous and flexible living space in a popular residential location and must be viewed to be fully appreciated.

TENURE: FREEHOLD

COUNCIL TAX BAND: F

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.



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.