



9 Rolls Close, Cwmbran, NP44 4QU

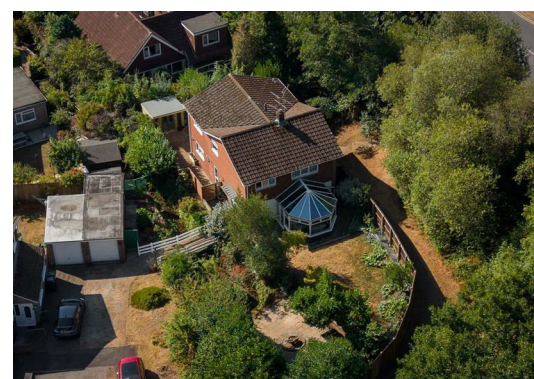
Asking price £450,000



Nestled in the desirable area of Rolls Close, Cwmbran this splendid detached house offers a perfect blend of comfort and style. With four generously sized double bedrooms, this property is ideal for families or those seeking extra space. The well-presented interior boasts three inviting reception rooms, providing ample room for relaxation, entertaining, or even a home office.

The two bathrooms ensure convenience for all occupants, making morning routines a breeze. Outside, the property features parking for two vehicles, a valuable asset in today's busy world.

This home is not only spacious but also thoughtfully designed, making it a wonderful opportunity for anyone looking to settle in a friendly community. With its excellent location and impressive features, this property is sure to attract interest. Do not miss the chance to make this delightful house your new home.



MAIN DESCRIPTION

Situated in a sought-after and desirable location, this impressive four-bedroom detached family home offers spacious, versatile and well-presented accommodation throughout, complemented by a generous wrap-around garden, driveway, garage and additional workshop. Tucked away in a peaceful corner position, the property enjoys a pleasant degree of privacy while remaining conveniently placed for local schools, shops, everyday amenities and excellent transport links. With good bus routes and easy access to major road networks, the property is ideally positioned for commuters and families alike.

From the moment you arrive, the property offers an attractive sense of space and practicality. The welcoming entrance hall provides access to the principal ground floor rooms, with stairs rising to the first floor and a useful ground floor cloakroom/WC.

The heart of the home is the large kitchen/breakfast room, which is particularly light and spacious, with windows overlooking the rear and side gardens. The kitchen is fitted with an extensive range of wall and base units, complemented by a central island providing additional preparation and storage space. Integrated appliances include a BOSCH electric hob and BOSCH double oven, together with an integrated dishwasher. There is also plumbing for a washing machine and a convenient door providing direct access to the side of the property. The generous proportions make this an ideal space for both everyday family life and entertaining.

The dining room provides a lovely formal setting for family meals and entertaining, with doors opening through to the conservatory. The conservatory enjoys views and access towards the front garden, creating a versatile additional reception space with a pleasant connection to the surrounding gardens.

The spacious lounge is another excellent reception room, offering plenty of natural light and generous proportions. Doors open directly onto the rear garden, making it particularly easy to enjoy the outdoor space during warmer months and creating a seamless connection between the house and garden.

To the first floor, the landing provides access to all four bedrooms and the family bathroom, together with a useful cupboard housing the central heating boiler.

There are four generously sized bedrooms, making this an ideal home for a growing family, those working from home or anyone requiring additional space. Bedrooms one and two benefit from fitted wardrobes, providing useful built-in storage.

The principal bedroom benefits from a private en-suite bathroom, comprising a vanity wash hand basin incorporating WC, bath, separate shower

cubicle and window providing natural light.

The family bathroom is well equipped and comprises a shower cubicle with electric shower, pedestal wash hand basin and WC, together with a window.

Externally, the property is a particular highlight. The substantial garden wraps around the home, providing an excellent variety of outdoor spaces and a high degree of privacy. There are areas of lawn, a patio ideal for outdoor dining and entertaining, and a delightful summer house positioned towards the rear. A natural stream runs through the garden, adding character and creating a tranquil feature rarely found in modern family homes. The gardens are further enhanced by a variety of established plants, shrubs and greenery, providing colour, interest and a wonderful sense of seclusion.

A driveway provides off-road parking and leads to the garage, while to the rear of the garage is a useful workshop, offering excellent additional storage or potential space for hobbies, DIY or home projects.

Tucked away in a quiet corner position, yet conveniently located for local amenities and transport connections, this substantial detached property combines generous internal accommodation with an unusually attractive and spacious garden. Its four large bedrooms, multiple reception areas, excellent kitchen/breakfast room, garage, workshop and extensive outside space make it a highly versatile family home.

Properties offering this combination of space, location, privacy and gardens are rarely available and an internal inspection is strongly recommended to fully appreciate the accommodation and setting on offer.

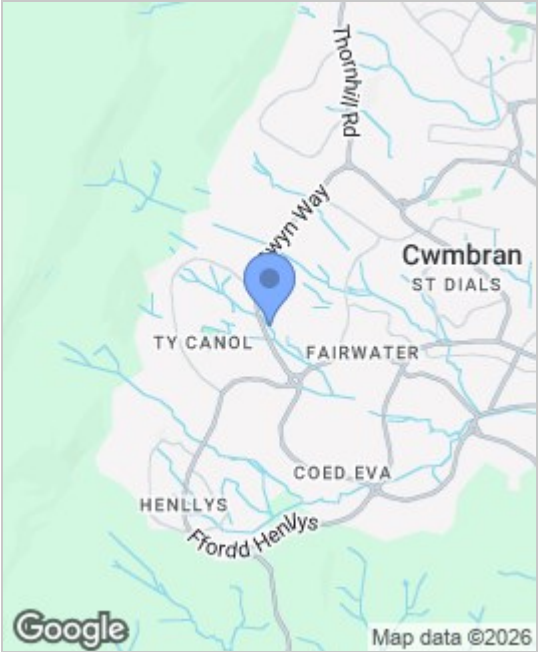
Must be viewed.

TENURE: FREEHOLD

COUNCIL TAX BAND: E

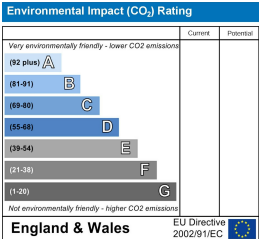
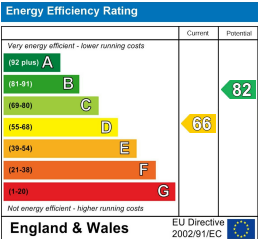
NB: One2One Estate Agents have been advised by the seller the details pertaining to this property. It is the buyer's responsibility to determine council tax band and tenure. We would encourage any interested parties to seek legal representation and obtain professional advice prior to purchase.

NB. Please note that regulations and legal requirements relating to property alterations may have changed over time. It is important to verify current planning permissions, building regulations, and any other relevant approvals with your local authority or a qualified professional before undertaking any work. This information is provided for general guidance only and should not be relied upon as up-to-date legal advice.



9 Rolls Close

TOTAL AREA: APPROX. 168.38 SQ. METRES (1812.42 SQ. FEET)
While every effort has been made to ensure the accuracy of the floor plan contained herein, measurements of length, width, area and any other details are approximate and are not intended to be used as a basis for any legal proceedings or other purposes.



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.