



19 Stryd Camlas, Pontrhydyrun, Cwmbran, NP44 1DJ
Asking Price £290,000

This beautifully presented THREE BEDROOM, DETACHED family home is located in a popular residential development. The property offers spacious and versatile accommodation, ideal for family living.
On the ground floor, there is a large living room with French doors opening onto the enclosed rear garden, creating a light and airy space perfect for relaxing or entertaining. The modern kitchen/diner provides ample space for family meals, and a convenient WC completes the ground floor layout.

Upstairs, the property comprises three well-proportioned bedrooms, with the master benefiting from an en-suite. A family bathroom serves the remaining bedrooms. Externally, the property boasts an enclosed rear garden, offering a safe and private space for children and pets to play along with a GARAGE AND DRIVEWAY parking for multiple vehicles.

Situated within easy reach of Cwmbran town centre, excellent transport links, and well-regarded local schools, this home is perfectly placed for families seeking convenience and community.

An excellent opportunity – this property is not to be missed! Council tax band E, EPC rating B



Lakeside House, Llantarnam Parkway, Cwmbran, NP44 3GA
Telephone: 01633 838 888 **Email:** cwmbran@sageandco.co.uk

www.sageandco.co.uk

Entrance

Part glazed front entrance door to:

Entrance Hall

Radiator, stairs to first floor, doors to:

Cloakroom / WC

Low level WC, pedestal wash hand basin, ceramic tile splashbacks, radiator

Lounge

15'1" x 10'11" (4.62m x 3.33m)

Double glazed bay fronted window, double glazed French doors to rear, two radiators

Kitchen / Diner

15'1" x 8'0" (4.62m x 2.46m)

Fitted with a range of base and eye level wall units, roll edge work preparation surfaces, inset stainless steel one and a half bowl sink and drainer unit, gas hob, oven under, stainless steel filter hood over, space for dishwasher, plumbing for automatic washing machine, space for fridge / freezer, double glazed window to rear, inset spot lights to ceiling, double glazed window to front

First floor

Access to loft space, built in storage cupboard, doors to:

Bedroom One

10'4" x 9'3" (3.15m x 2.84m)

Double glazed window to rear, built in wardrobe to one wall, doors to:

En-suite

Three piece suite comprised: mains shower, low level WC, pedestal wash hand basin, ceramic tile splash backs, opaque double glazed window to front, electric shaver point, radiator

Bedroom Two

8'7" x 9'3" (2.62m x 2.84m)

Double glazed window to rear, radiator

Bedroom Three

8'3" x 6'3" (2.54m x 1.91m)

Double glazed window to front, radiator

Bathroom

Three piece suite comprised: panelled bath with mains shower over, low level WC, pedestal wash hand basin, opaque double glazed window to front, ceramic tile walls, radiator

Outside

Front - Steps up to front entrance door, remainder laid to lawn, side access to rear

Rear - Enclosed rear garden, mainly laid to patio with remainder laid to decking and wood chippings, tap connected

