



10 Tynwydd Avenue, Pontnewydd, Cwmbran, NP44 1RJ

Guide Price £230,000

GUIDE PRICE £230.000 - £250.000

OFFERED FOR SALE WITH NO ONWARD CHAIN

Situated in the village of Pontnewydd, Cwmbran, this delightful property presents an excellent opportunity for first-time buyers and families alike. With THREE BEDROOMS, two reception rooms, conservatory, modern kitchen and first floor bathroom this property offers ample space for comfortable living. The rear garden is perfect for relaxing and entertaining and benefits from a summer house with power connected.

Within easy access to schools, local village shops and amenities and Cwmbran shopping centre and convenient access to transport links, making it easy to explore the wider region. Must be viewed. Council tax band C, EPC rating tbc



Lakeside House, Llantarnam Parkway, Cwmbran, NP44 3GA
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Entrance

Composite front entrance door to;

Entrance Hall

Stairs to first floor, radiator, under stair storage area, leads to;

Lounge

15'1" x 11'3" (4.61 x 3.44)

Double glazed wood effect window to front, radiator, dual fuel log burner, open to;

Kitchen

9'6" x 9'6" (2.92 x 2.92)

Fitted with a range of high gloss base and eye level wall units, marble effect roll edge work tops, polycarbonate sink, drainer and mixer tap, gas hob and electric oven under, stainless steel hood over, radiator, leading to;

Utility Room

9'10" x 6'5" (3.01 x 1.98)

High gloss base and eye level wall units, space and plumbing for washing machine and tumble dryer, front and rear access via wooden doors.

Dining Room

11'4" x 9'6" (3.46 x 2.90)

Radiator, wood effect French doors to;

Conservatory

9'6" x 18'11" (2.92 x 5.77)

Double glazed wood effect French doors to rear garden

Landing

Airing cupboard housing boiler, access to loft space, radiator, doors to;

Bedroom One

10'0" x 13'3" (3.06 x 4.06)

Double glazed wood effect window to rear, radiator.

Bedroom Two

10'11" x 11'1" (3.33 x 3.39)

Double glazed window to front, radiator

Bedroom Three

9'10" x 6'6" (3.02 x 2.00)

Double glazed window to front, radiator

Bathroom

5'6" x 7'7" (1.69 x 2.33)

P shaped Bath with shower and screen over, high level WC, sink with mixer tap, obscure double glazed window to rear, tiled finish, chrome towel radiator

Outside

Steps to front entrance door, raised bedding area with stone chips, side access to utility.

Tiered rear garden with lawned, patio and chipped areas, summer house to remain with electric supply and two wooden storage sheds, shrubs to boundary.

Tenure

We have been advised Freehold, to be verified

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		
England & Wales		EU Directive 2002/91/EC

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		
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