



5 Tudor Woods, Llanyravon, Cwmbran, NP44 8SN

Asking Price £620,000

NO ONWARD CHAIN!! Located in the highly sought-after Tudor Woods development in Llanyravon, this exceptionally spacious FIVE BEDROOM DETACHED property offers a rare opportunity to acquire a substantial family home in a popular and convenient location. Set on a generous plot, the property provides versatile and well-proportioned accommodation throughout, ideal for growing families or those looking for flexible living space.

To the ground floor, the home features a large and welcoming living room, a separate study/home office, a formal dining room perfect for entertaining, a spacious kitchen with ample storage and workspace, a cloakroom WC, and a bright conservatory overlooking the rear garden. Upstairs, you'll find five generous bedrooms and a large family bathroom. Externally, the property boasts a sizeable enclosed rear garden, ideal for children, pets, or hosting family and friends during the warmer months. There is also a GARAGE and ample driveway parking to the front.

Situated close to a range of local amenities, well-regarded schools, and excellent transport links, this home combines space, comfort, and convenience. Viewing is highly recommended to fully appreciate all that this property has to offer.

EPC Rating: D, Council Tax Band: H



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

Part glazed front entrance door to;

Entrance Hall

Spacious entrance hall with feature panelling, coving, under stairs storage cupboard, stairs to first floor, radiator, doors to

Cloakroom/ WC

Low level WC, wall mounted wash hand basin, chrome towel radiator, coving, ceramic tiled splashbacks, extractor fan, obscure double glazed window to front

Lounge

23'1" x 13'4" (7.04 x 4.07)

Double glazed window to front, double glazed bay window to side, double glazed patio doors to rear, feature fire with marble and marble effect surround, dado rail, coving, double doors to;

Dining Room

11'8" x 11'8" (3.56m x 3.56m)

Double glazed window to rear, feature panelling to all walls, radiator, coving

Study

9'6" x 10'11" (2.92 x 3.35)

Double glazed window to front, radiator, walls are fully panelled, coving, cornice centre

Kitchen

22'4" x 11'8" (6.82 x 3.56)

Large kitchen fitted with a range of base and eye level wall units, roll top work preparation surfaces over, inset composite one and a half bowl sink and drainer unit, space for a Range cooker, integrated fridge freezer, ceramic tiled splashbacks, coving, inset spot lights to ceiling, double glazed window to rear, dado rail, double glazed patio doors to conservatory, radiator, ceramic tiled flooring, doors to;

Utility Room

8'6" x 7'9" (2.60 x 2.37)

Double glazed window to rear, part glazed door to rear, fitted with a range of base and eye level wall units, roll top work preparation surfaces over, inset sink and drainer unit, radiator, plumbing for automatic washing machine, space for tumble dryer, ceramic tiled splashbacks, door to garage

Conservatory

11'3" x 10'8" (3.44 x 3.27)

Double glazed windows to all aspects, double glazed French doors to rear

First Floor

Built in cupboard housing water tank, radiator, feature panelling, coving, centre cornice rose, doors to;

Bedroom One

Double glazed window to front, radiator, fitted his and hers wardrobes with additional overhead storage, further fitted wardrobes and chest of drawers, coving, archway opening to;

Dressing Room

8'3" x 4'3" (2.54 x 1.31)

Fitted wardrobes with sliding doors to one wall, fitted dressing table with drawers either side, radiator, coving, obscure double glazed window to rear, door to;

Ensuite

7'0" x 8'3" (2.14 x 2.53)

Electric shower cubicle, panelled bath, vanity wash hand basin integrated with accompanying low level WC, obscure double glazed window to rear, fully ceramic tiled walls, coving, extractor fan, chrome towel radiator.

Bedroom

11'1" x 8'9" (3.40 x 2.68)

Double glazed window to front, radiator, coving

Bathroom

8'4" x 15'7" (2.55 x 4.77)

Electric double glazed shower cubicle, free standing bath with fitted base and eye level wall units incorporating wash hand basin and low level WC, inset spot lights to ceiling, two obscure double glazed windows to rear, radiator, ceramic tiled splashbacks

Bedroom

10'10" x 9'10" (3.32 x 3.00)

Double glazed window to front, radiator, coving

Bedroom

9'10" x 9'5" (3.00 x 2.89)

Double glazed window to rear, radiator, coving, access to loft space

Bedroom

Double glazed windows to front and rear aspects, radiator, coving, spot lights to ceiling, storage to eaves, access to loft space

Outside

Front - Large driveway, access to integral garage, side access to rear via both sides

Rear -- Enclosed rear garden with wooden fencing, mainly laid to lawn with remainder laid to patio, a variety of shrubs and plants to edges, steps leading up to further patio area, tap connected to side

Tenure

We have been advised this property is

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	61	77
(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		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

