



147 Churchwood, Griffithstown, Pontypool, NP4 5SY
Guide Price £475,000

GUIDE PRICE: £475,000 - £495,000

Situated within the highly sought-after Churchwood development in Griffithstown, this spectacular FOUR BEDROOM DETACHED family home has been extensively improved and thoughtfully extended, offering exceptional living space throughout. Benefiting from both a double-storey extension and a single-storey rear extension, the property provides versatile accommodation perfectly suited to modern family living. The spacious ground floor comprises a welcoming lounge, separate living room, fitted kitchen, and a superb sun room/dining area overlooking the rear garden and a convenient cloakroom/WC. To the first floor are four generously proportioned bedrooms, including a superb master bedroom with en-suite facilities, complemented by a contemporary family shower room. Externally, the property enjoys driveway parking for 3 to 4 cars, a garage, and an outstanding enclosed rear garden, thoughtfully landscaped to create a private haven ideal for relaxing and entertaining. Ideally positioned within easy reach of well-regarded schools, local amenities, Cwmbran Town Centre and excellent transport links, this exceptional home offers the perfect combination of space, style and location, making it an ideal choice for growing families. Early viewing is highly recommended to fully appreciate everything this outstanding property has to offer.

Council tax band F. EPC rating C



Lakeside House,
 Cwmbran NP44 3GA
 E: cwmbran@sageandco.co.uk

T: 01633 838888
www.sageandco.co.uk



65 Tredegar Street,
 Risca NP11 6BW
 E: risca@sageandco.co.uk



Entrance

Part glazed front entrance door to;

Entrance Hall

Stairs to first floor, radiator, coving, ceramic tile flooring, doors to;

Cloakroom

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

Living Room

11'10" x 9'10" (3.62 x 3.02)

Double glazed window to front, radiator, coving

Kitchen

17'7" x 11'1" (5.36 x 3.40)

Fitted with a range of base and eye level units, roll edge work preparation surfaces, inset one and a half bowl stainless steel sink unit, five point gas hob with stainless steel filter hood over, inset eye level oven and microwave. Integral fridge/freezer, plumbing for automatic washing machine, wall mounted boiler, ceramic tile splashbacks, inset spotlights to ceiling, fitted island with base units under, double glazed window to rear, open to;

Lounge

12'4" x 10'9" (3.76 x 3.28)

Double glazed window to front, radiator, coving

Dining Room

7'6" x 10'9" (2.29 x 3.28)

Radiator, open to;

Sun Room

9'11" x 14'6" (3.03 x 4.44)

Three Velux windows, double glazed Bi-folding doors to rear, radiator and vertical radiator, inset spotlights to ceiling

First Floor

Access to loft space (part boarded), built-in airing cupboard, coving, door to;

Bedroom One

13'3" x 10'2" (4.05 x 3.10)

Double glazed window to front, radiator, coving, door to;

En-Suite

7'9" max x 4'8" (2.38 max x 1.44)

Three piece suite comprising; mains shower cubicle, low level WC, wash hand basin with unit under, radiator, obscure double glazed window to front, extractor fan

Bedroom Two

13'1" x 9'10" max (4.00 x 3.02 max)

Double glazed window to rear, coving, inset spotlights to ceiling

Bedroom Three

10'0" x 10'2" (3.06 x 3.12)

Double glazed window to front, radiator, coving, built-in wardrobe

Bedroom Four

9'11" x 8'9" max (3.04 x 2.69 max)

Double glazed window to rear, radiator, coving

Shower Room

6'0" x 7'4" (1.85 x 2.24)

Three piece suite comprising; Modern shower room with double electric shower cubicle, low level WC, pedestal wash hand basin, radiator, obscure double glazed window to rear, ceramic tile splash backs, extractor fan

Outside

Front - Paved steps leading to front entrance door, driveway parking for two vehicles and access to garage, remainder laid to lawn and chippings

Rear - Enclosed low-maintenance outdoor space, ideal for both relaxing and entertaining. Laid to a paved patio area, a central lawn with the remainder laid to an impressive selection of mature trees, shrubs and well-stocked raised planter, access into garage, tap connected.

Tenure

We have been advised Freehold, to be verified

