



85 Greenwood Avenue, Pontnewydd, Cwmbran, NP44 5LH
£185,000

Situated on the ever-popular Greenwood Avenue in Pontnewydd, this well-presented THREE BEDROOM, MID-TERRACED property offers spacious and versatile accommodation, ideal for families and first-time buyers alike. The ground floor comprises a welcoming reception/living room to the front, and a kitchen/diner which truly forms the heart of the home—perfect for everyday living and entertaining. A conservatory has been added to the rear, providing additional living space with views over the garden.

To the first floor are three well-proportioned bedrooms, along with a separate WC and a modern shower room, offering practical and flexible family accommodation.

Externally, the property benefits from both front and rear gardens, ideal for relaxing, hosting, or outdoor dining.

Conveniently located close to Cwmbran Town Centre, local schools, and excellent transport links, this property combines comfortable living with a highly accessible location.

Viewing is highly recommended to fully appreciate all that this home has to offer. EPC Rating: C, Council Tax Band: C



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Entrance

Front entrance door to;

Entrance Hall

Double glazed window to front, radiator, ceramic tiled flooring, door to living room, stair to first floor, opening to;

Living Room

11'0" x 11'11" (3.37 x 3.65)

Double glazed window to front, double radiator (currently used as a bedroom)

Open Plan Kitchen/Diner

Kitchen

10'5" x 8'5" (3.20m x 2.58m)

Fitted with a range of base and eye level wall units with roll top work preparation surfaces over, inset stainless steel sink and drainer unit, inset induction hob with oven under, stainless steel filter hood over, integrated dishwasher, plumbing for automatic washing machine, ceramic tiled splashbacks, double glazed window to rear, radiator, under stairs storage space, ceramic tiled flooring, space for fridge freezer

Dining Area

7'10" x 13'1" (2.41m x 3.99m)

Radiator, ceramic tile flooring, double glazed French doors to:

Conservatory

9'8" x 14'2" (2.96 x 4.32)

Double glazed windows to rear and side aspects, double glazed French doors to side, radiator, coving

First Floor

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

Bedroom One

9'11" x 12'1" (3.03 x 3.70)

Double glazed window to front, radiator, built in storage space

Bedroom Two

9'3" x 8'10" max (2.84 x 2.71 max)

Double glazed window to front, radiator

Bedroom Three

11'3" x 6'6" (3.45 x 2.00)

Double glazed to rear, radiator

Shower Room

5'1" x 7'9" (1.56 x 2.38)

Three piece suite comprising; mains double shower cubicle, low level WC, vanity wash hand basin, obscure double glazed window to rear, radiator

WC

Low level WC, wall mounted boiler, wall mounted wash hand basin

Outside

Front - Enclosed lawn to front. path to front entrance door

Rear - Enclosed rear garden mainly laid to artificial lawn with the remainder laid to decking, tap and power connected

Tenure

We have been advised that this property is 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 CO2 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 CO2 emissions		
England & Wales		EU Directive 2002/91/EC

