



**29 Bryncelyn Road, Pontnewydd, Cwmbran, Gwent NP44 1JW**  
**Asking Price £190,000**

This well-presented THREE BEDROOM, MID-TERRACE property in Pontnewydd, Cwmbran, offers an excellent opportunity for first-time buyers, investors, or growing families seeking a home that is ready to move straight into. The accommodation comprises a spacious living room and a generous OPEN - PLAN kitchen/dining area, providing an ideal space for both everyday living and entertaining. A practical utility area further enhances the ground floor accommodation. To the first floor are three well-proportioned bedrooms, a family bathroom, and a separate WC. Externally, the property benefits from an attractive enclosed rear garden that has been designed with low maintenance in mind, making it the perfect space to relax and enjoy the warmer months. An additional advantage is the inclusion of a GARAGE located in a nearby block.

Conveniently situated within easy reach of Cwmbran Town Centre, local schools, and excellent transport links, this appealing home combines comfort, practicality, and convenience.

Early viewing is highly recommended to fully appreciate all that this fantastic property has to offer.

EPC Rating: D  
Council Tax Band: C



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

## Entrance

Part glazed front entrance door to;

## Entrance Hall

Wood laminate flooring, stairs to first floor, panel glazed door to

## Living Room

14'0" x 10'10" (4.28 x 3.31)

Feature fire surround fitted with electric fire, vertical radiator, double glazed window to rear, under stair storage cupboard, wood laminate flooring, coving, door to;

## Open Plan Dining Room/Kitchen

17'3" x 7'11" (5.28 x 2.43)

New contemporary kitchen fitted with a range of base units with roll top work preparation surfaces over, inset single composite sink and drainer unit, integrated five point gas hob with oven under and filter hood over, double glazed window to front, ceramic tiled splashbacks, part glazed door to front, inset spotlights to ceiling, double glazed window to rear, vertical radiator, wood laminate flooring, coving

## Utility Room

10'11" x 4'9" (3.33 x 1.47)

Ceramic tiled flooring, plumbing for automatic washing machine, space for tumble dryer, fitted with eye level wall units, work preparation surfaces, integrated fridge freezer, coving, part glazed door to rear garden

## First Floor

Double glazed window to front, access to loft space, built in cupboard housing combi boiler, doors to;

## Bedroom One

8'7" x 14'9" (2.62 x 4.50)

Double glazed window to rear, radiator, coving

## Bedroom Two

11'0" x 9'4" (3.36 x 2.86)

Double glazed window to rear, radiator, coving

## Bedroom Three

8'4" x 8'2" max (2.56 x 2.50 max)

Double glazed window to front, radiator, coving

## WC

Low level WC, obscure double glazed window to front

## Bathroom

5'8" x 4'7" max (1.75 x 1.41 max)

Panelled bath with electric shower over, vanity wash hand basin, ceramic tiled walls, obscure double glazed window to front, extractor fan

## Outside

Front - Enclosed front garden with mature shrubs and ornamental trees

Rear - Enclosed low maintenance decked rear garden, with remainder laid to gravel, pergola

Garage - Single garage with double doors located in a nearby block

## Tenure

We have been advised that this property is Freehold. To be verified

