



### 15 Penllyn Avenue, Pontnewydd, Cwmbran, NP44 1RD

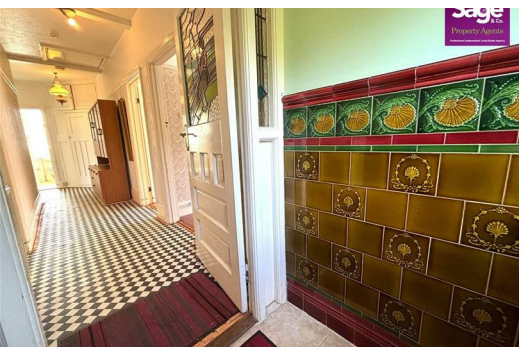
**Guide Price £300,000**

**\*\*GUIDE PRICE: £300,000 - £310,000\*\* \*\*NO ONWARD CHAIN\*\***

A unique opportunity to acquire this DETACHED bungalow, offered for sale with NO ONWARD CHAIN in a quiet and tucked away location! This spacious and well-proportioned property provides generous living accommodation, comprising TWO / THREE BEDROOMS, a large living room, a fitted kitchen, and a family bathroom. Retaining a number of original features, the home offers charm and character throughout. Externally, the property benefits from a substantial DRIVEWAY leading to a GARAGE, a front garden, and an impressive rear garden—ideal for entertaining family and friends.

Situated in a popular residential area, the property is conveniently located close to a range of local amenities, including Cwmbran Town Centre, reputable schools, and excellent transport links.

Viewing is highly recommended to fully appreciate the potential this home has to offer. Council Tax Band E, EPC Rating D



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

### Entrance

Part glazed front entrance door to;

### Entrance Porch

Part tiled walls with original tiles, tiled flooring, coving, original surround and door with stained glass to;

### Entrance Hall

Original tiled floor, picture rail, access to loft space, built-in cupboard with overhead cupboard, double radiator, original doors to;

### Sitting Room / Bedroom Three

12'1" x 12'11" (3.69m x 3.96m)

Double glazed bay window to front, feature fireplace incorporating electric fire, picture rail, coving and ceiling rose, double radiator.

### Living Room

13'0" x 13'0" (3.98m x 3.98m)

Feature fireplace with coal effect electric fire, picture rail, double radiator and single radiator, double glazed bay window to rear, coving, double glazed window to side.

### Bedroom One

11'0" x 13'1" (3.36m x 4.00m)

Double glazed bay window to front, double radiator, coving, picture rail.

### Bedroom Two

12'11" x 10'5" (3.95m x 3.18m)

Double glazed window to side, double radiator, picture rail, coving.

### Kitchen

10'5" x 10'8" (3.19m x 3.26m)

Fitted with a range of base and eye level wall units, roll edge work surfaces, inset sink and drainer unit, plumbing for automatic washing machine, Worcester combination gas boiler, double radiator, original tiled flooring, double glazed window to side, coving, space for fridge/freezer, glazed door to;

### Rear Porch

3'7" x 11'1" (1.10m x 3.38)

Part tiled walls, double glazed windows to both elevations, double glazed window and part glazed door to rear.

### Bathroom

6'11" x 6'5" (2.13m x 1.98m )

Panelled bath, pedestal wash hand basin, low level WC, ceramic tile splashbacks, picture rail, radiator, obscure double glazed window to rear.

### Outside

Front- Driveway parking for multiple vehicles, leading to garage. The front garden is comprised of an array of mature shrubs and trees with a paved path to the front entrance door.

Rear - Enclosed rear garden, including a summer house and mature shrubs, mainly laid to lawn with the remainder laid to patio. Tap connected

### Tenure

We have been advised that the property is Freehold, to be verified.

Measurements and floorplans are supplied as guidance and must be considered as approximate only

