



82 Churchwood, Griffithstown, Pontypool, NP4 5SX

Guide Price £360,000

GUIDE PRICE: £360,000 - £375,000

This beautifully presented FOUR bedroom detached property in the highly sought-after Churchwood development is an ideal family home. Offering spacious living throughout, this property combines modern comfort with practical family living. Benefits of this property include a living room and dining room that can be opened up to create the perfect space for hosting family and friends, a modern, fully-fitted kitchen and separate utility room along with a convenient ground floor WC. There is also a garage and driveway parking available along with a spacious well maintained rear garden. Churchwood is located within walking distance to local amenities and is in close proximity to primary and secondary schools, Cwmbran Town Centre, rail links and M4 connections. The Monmouthshire / Brecon Canal is also a short walk away!

This stunning home is ready to move into and offers everything a growing family could need. Don't miss out on the chance to make this your dream home! Contact us today to arrange a viewing. EPC rating C, council tax band E



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

www.sageandco.co.uk

Entrance

Part glazed front entrance door to;

Entrance Hall

Stairs to first floor, radiator, under stairs storage cupboard, remotely controlled Hive thermostat, doors to;

Cloakroom/WC

7'8" x 2'9" (2.34 x 0.85)

Low level WC, wall mounted wash hand basin, ceramic tiled splash backs, obscure double glazed window to side, ceramic tiled floor

Dining Room

12'0" x 9'3" (3.66 x 2.82)

Double glazed window to front, radiator.

Living Room

16'4" x 11'8" (4.98 x 3.56)

Double glazed French doors to rear with double glazed windows to rear, gas mains access, radiator, double doors to dining room

Kitchen

12'0" x 9'4" (3.66 x 2.85)

Modern kitchen fitted with a range of built in base and eye level wall units, with lights under and work preparation surfaces over, inset stainless steel one and a half bowl sink and drainer unit, electric hob with oven and grill under, filter hood over, integrated dish washer, integrated fridge and freezer, inset wine fridge, space for fridge freezer, breakfast bar, double glazed window to rear, radiator, door to ;

Utility Room

Fitted with a range of base units with roll edge work preparation surface, inset stainless steel sink and drainer unit, plumbing for automatic washing machine, ceramic tiled splashbacks, wall mounted central heating combi boiler, extractor fan, part glazed door to side

First Floor

Access to loft space, built in storage cupboard with shelving, radiator, doors to;

Bedroom One

11'8" x 10'8" (3.56 x 3.27)

Double glazed window to rear radiator, TV aerial connection, door to En suite.

En Suite

4'1" x 6'2" (1.25 x 1.88)

Three piece suite comprising; Double width shower cubicle with ceramic tiles walls, low level WC, pedestal wash hand basin, extractor fan, ceramic tiled splash backs, electric shaver point, obscure double glazed window to side.

Bedroom Two

12'2" x 8'6" (3.71 x 2.61)

Double glazed window to front, radiator, TV aerial connection, .

Bedroom Three

8'10" x 10'5" (2.70 x 3.20)

Double glazed window to rear, radiator, TV aerial connection.

Bedroom Four

11'0" x 7'6" (3.37 x 2.30)

Double glazed window to front, radiator, TV aerial connection.

Bathroom

6'5" x 7'4" (1.96 x 2.26)

Three piece suite comprising P shaped bath with mains shower over, low level WC, vanity wash hand basin, obscure double glazed window to side, extractor fan, chrome towel rail

Outside

Front - Paved access to front entrance door, side access to rear, driveway parking and garage with power connected, remainder laid to lawn

Rear - Spacious enclosed rear garden mainly laid to lawn, remainder laid to patio, tap connected

Tenure

We have been advised the property is Freehold.

