



## 45 Stryd Camlas, Pontrhydyrun, Cwmbran, NP44 1DJ

£293,950

Charming cottage-style living meets modern comfort with this impressive FOUR BEDROOM, MID-TERRACED home, beautifully positioned alongside the picturesque Monmouthshire & Brecon Canal. Offering generous and well-presented accommodation throughout, this property is an ideal family home in a highly sought-after location. The ground floor welcomes you with an inviting entrance hall leading to a spacious living room, complete with French doors opening onto a patio—perfect for entertaining and enjoying the outdoor setting. There is also a convenient cloakroom/WC, a well-appointed kitchen/diner, and a useful utility area. Upstairs, the property offers four well-proportioned bedrooms, including a master bedroom with en-suite facilities, alongside a modern family bathroom.

Externally, the home continues to impress with an enclosed front garden overlooking the canal, providing a tranquil outlook, while the rear boasts a split-level patio garden and access to three allocated parking spaces.

Ideally located close to Cwmbran town centre, reputable schools, and excellent transport links, this fantastic home offers both convenience and lifestyle appeal. Early viewing is highly recommended to fully appreciate all that this property has to offer.

EPC Rating: B Council Tax Band: E



Lakeside House, Llantarnam Parkway, Cwmbran, NP44 3GA  
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### Entrance

Front entrance door to;

### Entrance Hall

Stairs to first floor, radiator, built-in under stair storage cupboard, doors to;

### Cloakroom/WC

5'2" x 3'2" (1.60 x 0.98)

Pedestal wash hand basin, low level WC, ceramic tile splashbacks, radiator, inset spot lights to ceiling

### Living room

19'7" x 11'3" (5.97 x 3.44)

Double glazed window to front, double glazed French doors to rear, two radiators

### Kitchen/Diner

19'6" x 11'7" max/9'1" min (5.96 x 3.54 max/2.77 min)

Fitted with a range of base and eye level wall units, roll edge work surfaces, inset one and a half bowl stainless steel sink unit, gas hob with oven under and stainless steel filter hood over, integral dishwasher, space for fridge/freezer, two radiators, double glazed window to front, inset spots to ceiling, opening to;

### Utility Room

4'7" x 6'7" (1.42 x 2.02)

Fitted roll edge work tops, base unit, plumbing for automatic washing machine, belfast sink, wall mounted boiler, part glazed door to rear, inset spotlights to ceiling, radiator

### First Floor

Access to loft space, radiator, built-in airing cupboard, doors to;

### Bedroom One

8'9" x 11'6" (2.69 x 3.52)

Double glazed window to rear, radiator, recess hanging space/wardrobe, door to;

### En-Suite

6'6" x 4'7" (2.00 x 1.42)

Three piece suite comprising; mains shower, low level WC, vanity wash hand basin, radiator, ceramic tile splashbacks, electric shaver point, obscure double glazed window to rear, inset spotlights to ceiling

### Bedroom Two

9'9" x 9'6" (2.98 x 2.90)

Double glazed window to rear, radiator, built-in wardrobe

### Bedroom Three

9'7" x 7'8" (2.94 x 2.36)

Double glazed window to front, radiator, built-in wardrobes

### Bedroom Four

8'3" x 10'2" max (2.53 x 3.10 max)

Double glazed window to front, radiator

### Bathroom

Three piece suite comprising; panelled bath with mains shower over, low level WC, pedestal wash hand basin, electric shaver point, radiator, ceramic tile splashbacks, obscure double glazed window to front

### Outside

Front - Pedestrian access via Monmouthshire /Brecon canal to enclosed forecourt laid to gravel with shrub/hedge boundary  
Rear - Enclosed split level garden laid to patio, tap and power connected. Rear gate access to three parking spaces

### Tenure

We have been advised Freehold, to be verified

