



10 Park View, Pontnewydd, Cwmbran, NP44 1RB

Guide Price £240,000

** GUIDE PRICE £240,000 - £260,000 **

A beautifully presented THREE BEDROOM mid-terrace property situated in the popular area of Pontnewydd, Cwmbran. This versatile home is perfectly suited as a first-time purchase, investment opportunity, or growing family home. The ground floor boasts a spacious living/dining room, ideal for entertaining family and friends, alongside a contemporary fitted kitchen that is a real standout feature. A useful utility room completes the ground floor accommodation. To the first floor are three well-proportioned bedrooms and a modern family bathroom, with the added benefit of a loft space providing further potential. Externally, the property offers an enclosed rear garden and a GARAGE for added convenience. Ideally located within close proximity to local schools, Cwmbran Town Centre, and excellent transport links, this home combines comfort, style, and convenience in a highly desirable location. Council Tax C , EPC rating E



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Entrance

Part glazed front entrance door to internal porch

Entrance Hall

Vertical radiator, stairs to first floor, door to;

Dining Room

12'7" x 10'10" (3.84 x 3.31)

Double glazed window to rear, chimney breast, double radiator, archway opening to lounge, door to kitchen

Lounge

12'6" x 10'2" (3.83 x 3.12)

Double glazed bay window to front, gas fire to chimney breast (disconnected)

Kitchen

17'5" x 8'9" (5.33 x 2.67)

Fitted with a range of base and eye level wall units in high gloss finish with work preparation surfaces over, integrated induction hob, eye level double oven, integrated fridge freezer and dishwasher, ceramic one and a half bowl sink and drainer unit, vertical radiator, under stairs storage cupboard, two double glazed window to side, part glazed door to side, door to;

Utility/ Shower Room

6'3" x 8'5" (1.92 x 2.59)

Utility fitted with high gloss finish eye level wall units, work preparation surface, plumbing for automatic washing machine, space for tumble dryer, double radiator, boiler, double glazed window to side, bi-folding door to shower room, low level WC, pedestal wash hand basin, extractor fan to ceiling

First Floor

Split level landing, stairs to loft space, storage cupboard, doors to;

Bedroom One

10'2" x 16'3" (3.10 x 4.96)

Double glazed bay window to front, double glazed window to front, double radiator

Bedroom Two

10'10" x 10'4" (3.32 x 3.15)

Double glazed window to rear, double radiator

Bedroom Three

8'9" x 7'2" (2.69 x 2.19)

Double glazed window to side, double radiator

Bathroom

5'8" x 8'3" (1.73 x 2.52)

Three piece suite with Panelled bath and shower over, low level WC, pedestal wash hand basin, ceramic tiled splash backs, extractor fan, chrome towel radiator, double glazed window to side

Loft Space

9'6" x 14'10" (2.92 x 4.53)

Skylights to front and rear aspects, radiator

Outside

Front - Forecourt area with iron cast gate and walled boundary

Rear - Enclosed rear garden laid mainly to patio with steps to upper level laid to patio, access to double garage with remote roller door

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 CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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