



92 Penyparc, Pontnewydd, Cwmbran, Gwent NP44 1EL

Asking Price £190,000

Offered to the market with NO ONWARD CHAIN, this beautifully presented and recently fully renovated THREE BEDROOM, MID-TERRACED property is ideally located in the sought-after area of Pontnewydd, Cwmbran. Perfect for first-time buyers, families, or investors, the home combines modern living with convenience, being within close proximity to local schools, amenities, and excellent transport links.

Upon entering, you're welcomed by a spacious and inviting entrance hall, setting the tone for the rest of the property. The ground floor boasts a stylish open-plan living and dining area, flooded with natural light and featuring patio doors that open out onto the enclosed rear garden—ideal for entertaining or relaxing.

The newly fitted modern kitchen offers ample storage and worktop space, finished to a high standard.

Upstairs, the first floor offers three well-proportioned bedrooms, alongside a contemporary family bathroom with quality fittings and a fresh, neutral décor. Externally, the property enjoys an enclosed, low-maintenance rear garden, perfect for families or outdoor gatherings. Council Tax Band - C, EPC Rating - D



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

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

Open Plan

Living Area

10'5" x 11'8" (3.19 x 3.58)

Open plan living and dining room with double glazed patio doors to rear, double glazed window to front, radiator

Dining Area

8'4" x 9'4" (2.56 x 2.85)

Open plan living and dining room with double glazed patio doors to rear, double glazed window to front, radiator

Kitchen

10'9" x 9'4" (3.28 x 2.85)

Fitted with a range of base and eye level wall units, work preparation surfaces over, inset stainless steel sink and drainer unit, electric hob, oven under, space for tumble dryer and fridge freezer, part glazed door to rear, double glazed window to rear, radiator

First Floor

Access to loft space, built in cupboard housing boiler. doors to;

Bedroom One

13'0" x 11'9" (3.97 x 3.60)

Double glazed window to rear, radiator

Bedroom Two

13'0" x 9'5" (3.97 x 2.88)

Double glazed window to front, radiator

Bedroom Three

8'8" x 6'3" (2.66 x 1.93)

Double glazed window to front, radiator

Bathroom

8'8" x 5'7" (2.66 x 1.72)

Three piece suite comprising; Panelled bath with electric shower over, pedestal wash hand basin, low level WC, double glazed window to rear, obscure double glazed window to rear, chrome towel radiator, ceramic tiled splashbacks

Outside

Front - Steps leading to front entrance door, store room, mainly laid to lawn

Rear - Enclosed rear garden, paved path, rear gate, mainly laid to lawn with remainder laid to slate chippings

Tenure

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D			68
(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			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

