



The Issues Church Road, Pontnewydd, Cwmbran, NP44 1AT

Asking Price £480,000

NO ONWARD CHAIN *FOUR BEDROOMS* *DETACHED* *SPACIOUS REAR GARDEN*

An excellent opportunity to purchase this spacious FOUR BEDROOM DETACHED property, ideally situated in the sought-after area of Pontnewydd. Offered for sale with NO ONWARD CHAIN, this well-proportioned home is perfectly suited to modern family living and entertaining. The ground floor comprises a large kitchen/dining area, providing an ideal space for family meals and hosting friends, alongside a generous living room which benefits from access into a bright and versatile conservatory. A convenient ground-floor WC further enhances the practicality of the accommodation. To the first floor are four well-proportioned bedrooms, with en-suites to bedrooms one and two, complemented by a large family bathroom serving the remaining bedrooms.

Externally, the property boasts a spacious rear garden, offering an excellent setting for children to play, relaxing with family or entertaining guests during the warmer months. Located in a popular residential area, the property is conveniently positioned close to local schools, Cwmbran Town Centre and excellent transport links, making it an ideal choice for families and commuters alike. A fantastic family home offering generous living accommodation, excellent outdoor space and the added benefit of no onward chain. Early viewing is highly recommended – this property is not to be missed!

EPC Rating: C Council Tax Band: TBC



Lakeside House,
Cwmbran NP44 3GA
E: cwmbran@sageandco.co.uk

T: 01633 838888
www.sageandco.co.uk



65 Tredegar Street,
Risca NP11 6BW
E: risca@sageandco.co.uk



Entrance

Part glazed front entrance door to;

Entrance Hall

Stairs to first floor, radiator, under stairs storage space

Cloakroom W/C

3'8" x 5'11" (1.13m x 1.82m)

Low level W/C, pedestal wash hand basin, obscure double glazed window to side, ceramic tiled walls

Open Plan

25'9" x 12'9" (7.87m x 3.89m)

Kitchen

Fitted with a range of base and eye level wall units with work preparation surfaces over, inset one and half bowl stainless steel sink and drainer unit, five burner gas hob, extractor hood over, oven under, ceramic tiled splash backs, integrated fridge, freezer and dish washer.

Dining Room

Double glazed window to front, radiator

Living Room

14'8" x 21'10" (4.49m x 6.66m)

Double glazed patio doors to rear, radiator, two double glazed windows to rear

First Floor

Doors to;

Bedroom One

17'1" x 11'3" (5.23m x 3.43m)

Double glazed window to front, radiator, door to;

En-Suite

3'6" x 7'3" (1.07m x 2.23m)

Three piece suite comprising; mains shower cubicle, low level W/C, pedestal wash hand basin, chrome towel radiator, ceramic tiled walls and flooring

Bedroom Two

13'8" x 11'3" (4.17m x 3.43m)

Double glazed window to rear, radiator

Bedroom Three

Double glazed window to front, radiator

Bedroom Four

10'2" x 10'3" (3.12m x 3.13m)

Double glazed window to rear, radiator, door to;

En- Suite

6'0" x 7'3" (1.83m x 2.22m)

Three piece suite comprising; panelled bath with mains shower over, low level W/C, pedestal wash hand basin, fully ceramic tiled walls and floor, chrome towel radiator

Bathroom

8'10" x 11'3" (2.71m x 3.43m)

Four piece suite comprising; inset bath, mains shower cubicle, his and hers wash hand basins with vanity units under, low level W/C, chrome towel radiator, obscure double glazed window to side, ceramic tiled walls and flooring

Outside

Spacious enclosed rear garden, mainly laid to lawn with the remainder laid to patio. Garden room with power connected

Tenure

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

