



4 Gilwern Place, Pontnewydd, Cwmbran, NP44 1BA
Guide Price £160,000

Guide price £160,000 - £170,000

NOT TO BE MISSED! IDEAL FIRST TIME BUY!

Situated in the popular residential area of Pontnewydd, Sage and Co offer for sale this well presented THREE BEDROOM property. This property benefits from a spacious open plan living room/diner with French doors leading to the rear garden, a well presented fitted kitchen and a family bathroom. Gilwern Place is in close proximity to local amenities, schools and transport links. Viewing is highly recommended. Council tax band C, EPC RATING B



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Entrance

Part glazed front entrance door to;

Entrance Hall

Doors to;

Living Room

10'9" x 11'8" (3.29 x 3.56)

Double glazed bay fronted window, radiator.

Dining Area

10'9" x 15'1" (3.30 x 4.60)

Double glazed French doors to rear, radiator, stairs to first floor, opening to;

Kitchen

10'7" x 8'0" (3.23 x 2.44)

Fitted with a range of base and eye level wall units, roll edge work surfaces, inset one and a half bowl stainless steel sink and drainer unit, inset has hob, oven under, plumbing for automatic washing machine, space for tumble dryer and fridge/freezer, double glazed window to side, part glazed door to side, radiator, door to;

Bathroom

4'9" x 8'0" (1.46 x 2.44)

'P' shaped bath with shower over, pedestal wash hand basin, low level WC, two obscure double glazed windows to rear, chrome towel radiator.

First Floor

Access to loft space, doors to;

Bedroom One

9'3" x 12'2" (2.83 x 3.73)

Double glazed window to rear, radiator, two built in wardrobes one housing the boiler.

Bedroom Two

12'5" x 9'0" (3.79 x 2.76)

Double glazed window to front, radiator.

Bedroom Three

9'4" x 5'9" (2.86 x 1.77)

Double glazed window to front, radiator.

Outside

Paved access to front entrance door.

Rear - Enclosed garden mainly laid to lawn, remainder laid to patio.

Tenure

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

