



### 50 Heol Lowri, Pontrhydyrn, Cwmbran, NP44 1GB

Guide Price £260,000

GUIDE PRICE £260,000 - £280,000

Situated in the highly sought-after Pontrhydyrn development, Heol Lowri is a THREE BEDROOM, SEMI - DETACHED family home with fantastic living space. This well-maintained property boasts a spacious living room, along with a fitted kitchen/diner that provides the perfect setting for family meals and entertaining. French doors from the kitchen/diner lead out to a private, enclosed rear garden – ideal for outdoor relaxation. The ground floor also features a convenient WC for added practicality. Upstairs, you'll find three generous bedrooms, with the master bedroom benefiting from its own en-suite. The family bathroom serves the other two bedrooms, offering ample space for the whole family. Additional highlights include driveway parking for multiple vehicles and a low-maintenance rear garden. Situated in close proximity to the picturesque Monmouthshire & Brecon Canal, local schools, Cwmbran Town Centre, and excellent transport links, this home offers both convenience and a tranquil lifestyle.

Perfect for those seeking a blend of comfort, practicality, and a fantastic location, this property is sure to appeal. Don't miss out – arrange a viewing today!

EPC Rating: B  
Council Tax Band: D



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## Entrance

Part glazed front entrance door to;

## Entrance Hall

Stairs to first floor, radiator, door to;

## Living Room

13'10" x 12'1" (4.23 x 3.70)

Double glazed window to front, radiator, door to;

## Cloakroom/W.C

3'5" x 6'1" (1.05 x 1.86)

Pedestal wash hand basin, low level WC, ceramic tile splashbacks, radiator, extractor fan

## Kitchen/Diner

9'4" x 15'5" (2.85 x 4.71)

Fitted with a range of base and eye level wall units, rolls edge work surfaces, inset stainless steel one and a half bowl sink units, gas hob, filter hood over, inset eye level double oven, plumbing for automatic washing machine, space for fridge/freezer, wall mounted boiler, under stair storage cupboard, double glazed window to rear, double glazed French doors to rear, radiator.

## First Floor

Access to loft space which is part boarded, radiator, doors to;

## Bedroom One

9'3" x 9'8" (2.83 x 2.96)

Double glazed window to front, radiator, built-in wardrobe, door to;

## En-Suite

5'8" x 5'4" (1.73 x 1.65)

Three piece suite comprising; Mains shower cubicle, low level WC, vanity wash hand basin, radiator, obscure double glazed window to front, extractor fan, ceramic tile splash backs.

## Bedroom Two

8'5" x 8'7" (2.59 x 2.62)

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

## Bedroom Three

11'5" x 6'6" (3.50 x 2.00)

Double glazed window to rear, radiator.

## Bathroom

6'7" x 5'6" (2.02 x 1.68)

Three piece suit comprised: panelled bath with shower over, low level WC, pedestal wash hand basin, ceramic tile splashbacks, opaque double glazed window to side

## Outside

Front - Steps leading up to front entrance door, with lower area laid to lawn

Rear - Enclosed, low maintenance rear garden with wooden fencing. Mainly laid to lawn with the remainder laid to patio. Tap connected, side access.

## 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		
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

