



3 Pen Bedw, Croesyceiliog, Cwmbran, NP44 2AS

£440,000

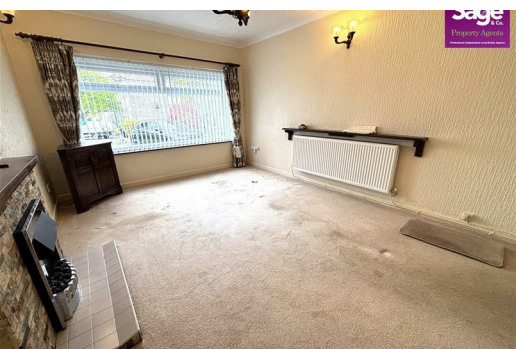
SOUGHT AFTER LOCATION. A rare opportunity to acquire this spacious DETACHED FOUR BEDROOM dormer bungalow, ideally situated in the highly sought-after area of Croesyceiliog. Offered for sale with **NO ONWARD CHAIN**, this versatile home provides generous living accommodation throughout.

The ground floor comprises a large living room, separate dining room, well-appointed kitchen, family bathroom, and two bedrooms. To the first floor are two further bedrooms along with an additional shower room, making it ideal for growing families or those seeking flexible living space.

Externally, the property benefits from a front garden with **DRIVEWAY PARKING** and a **GARAGE**. To the rear is a standout feature—a substantial, fully enclosed garden perfect for families and entertaining. The garden is laid to lawn with attractive shrub borders, a pathway leading to a further lawned area, and includes a greenhouse and garden shed, both of which will remain.

Conveniently located close to Cwmbran Town Centre, reputable schools, and excellent transport links including the A4042, this property offers both comfort and practicality in a prime location.

Early viewing is highly recommended—this is not to be missed.
EPC Rating: TBC Council Tax Band: F



Lakeside House, Llantarnam Parkway, Cwmbran, NP44 3GA
Telephone: 01633 838 888 Email: cwmbran@sageandco.co.uk

Entrance

Part glazed front entrance door

Entrance Hall

Stairs to first floor, radiator, built in storage cupboard, doors to:

Living Room

Double glazed window to front, radiator, coving, feature fire and surround, coving

Dining Room

Double glazed window to side, radiator, coving, door to:

Kitchen

Fitted with a range of base and eye level wall units, work preparation surfaces over, inset composite sink and drainer unit, gas hob with filter hood over, inset eye level double oven, integral dishwasher, washing machine and fridge, ceramic tile splashbacks, radiator, double glazed window to front, part glazed door to side

Bedroom

Double glazed window to rear, radiator, fitted wardrobe and overhead storage to one wall

Bedroom

Double glazed window to side, radiator

Bathroom

Three piece suite comprised: panelled bath, low level WC, vanity wash hand basin, chrome towel radiator, fully ceramic tile walls, opaque double glazed window to side

First Floor

Large built in storage cupboard housing gas central heating boiler and radiator, storage to eaves, doors to:

Bedroom

Double glazed window to front, radiator, fitted wardrobe

Bedroom One

Double glazed window to rear, radiator, built in storage to eaves

Shower Room

Three piece suite comprised: double electric shower, low level WC, vanity wash hand basin, electric shaver point, chrome towel radiator, opaque double glazed window to side

Outside

Front - Paved driveway parking for multiple vehicles leading to single garage. Side access to rear. Remainder laid to lawn with mature shrubs.

Rear - Large enclosed rear garden. Mainly laid to lawn with mature shrub borders. Built in storage cupboard, greenhouse and garden sheds to remain. Tap connected

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 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	

