



80 Twyncarn Road, Pontywaun, Crosskeys, NP11 7DU

Guide Price £180,000

****GUIDE PRICE - £180,000 TO £190,000** **SPACIOUS FAMILY HOME WITH NO ONWARD CHAIN****

Nestled in the charming area of Pontywaun, this SPACIOUS SEMI DETACHED HOUSE presents an excellent opportunity for families seeking a spacious and comfortable home. Boasting four well-proportioned bedrooms, this property is designed to accommodate the needs of modern family life. The TWO RECEPTION ROOMS provide ample space for relaxation and entertainment, making it easy to host gatherings or enjoy quiet evenings at home.

The property features a ground floor shower room with a separate WC. The presence of TWO GARAGES offers valuable storage space and secure parking for up to two vehicles an added bonus to any home.

The surrounding area of Pontywaun is known for its community spirit and accessibility to local amenities including shops, schools and beauty spots including the well known CWMCARN FOREST DRIVE and BRECON AND MONMOUTH CANAL both of which are literally on your doorstep while the local train station direct to Cardiff and Newport is just a two minute walk away.

This property is being sold with NO ONWARD CHAIN and offers everything a growing family could wish for, book your viewing today not to miss out.

EPC RATING: D
COUNCIL TAX BAND: B



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ENTRANCE

Enter through a double glazed front door.

ENTRANCE HALLWAY

Stairs to the first floor, central heating radiator, under stairs storage cupboard, dado rail.

LIVING/DINING ROOM

14'9" max 11'9" min x 25'5" (4.51 max 3.59 min x 7.76)

Double glazed bay window to the front, double glazed "French" doors to the rear, two central heating radiators, fireplace with wall mounted fire.

SECOND SITTING ROOM

9'10" x 9'6" (3.01 x 2.92)

Double glazed window to the side, central heating radiator, gas fire place (capped).

KITCHEN

7'3" x 10'11" (2.22 x 3.35)

Fitted with a range of base and wall units, rolled edge work surface, inset stainless steel sink unit, mixer tap over, plumbing for automatic washing machine, space for a gas cooker, central heating radiator, storage cupboard, double glazed window to the rear, double glazed door to the side.

FAMILY BATHROOM

Step in shower cubicle, pedestal wash hand basin, obscure double glazed window to the side, door to:

SEPARATE WC

Low level WC, wall mounted combi boiler, obscure double glazed window to the side

STAIRS TO THE FIRST FLOOR - LANDING

Loft access, doors to:

BEDROOM ONE

11'8" x 12'5" (3.56 x 3.79)

Double glazed bay window to the front, central heating radiator.

BEDROOM TWO

12'9" x 10'1" (3.91 x 3.08)

Double glazed window to the rear, central heating radiator.

BEDROOM THREE

10'0" x 9'10" (3.05 x 3.02)

Double glazed window the side, central heating radiator.

BEDROOM FOUR

7'0" x 10'5" (2.15 x 3.19)

Double glazed window to the front, central heating radiator.

OUTSIDE

FRONT: Forecourt to front.

REAR: Patio area with steps up to lawn and access to garages.

GARAGE ONE

18'0" x 10'4" (5.50 x 3.16)

Up and over door, rear door leading to garden.

GARAGE TWO

Single garage with up and over door

TENURE

We have been advised freehold.

| 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 | | |

