



3 Edgehill, Llanfrechfa, Cwmbran. NP44 8UA
£620,000
Tenure Freehold

- **LARGE DOUBLE EXTENDED DETACHED**
- **SMALL CUL DE SAC WITH VIEWS**
- **FLEXIBLE ACCOMMODATION UP TO FIVE BEDROOMS**
- **TWO GENEROUS RECEPTION ROOMS**
- **REFITTED QUALITY KITCHEN/BREAKFAST ROOM**
- **GORGEOUS BATHROOM AND SEPARATE CLOAKROOM**
- **DOUBLE GARAGE/STORE AND MULTI CAR PARKING**
- **LANDSCAPED REAR GARDEN WITH PARTY VIBE**
- **SUITABLE FOR TWO GENERATIONS OR HOME WORKING**
- **GOOD ORDER THROUGHOUT**

A lovely 5 double bed (three with wardrobes) detached home with refitted 23` kitchen/breakfast room, refitted bathroom and cloakroom with quality fittings, a replacement roof/rainwater goods and a new lick of paint throughout. The property has been double extended which includes a two storey annexe ideal for a second generation or home working.

As you approach within the small cul de sac of similar homes there is a landscaped forecourt garden that includes an Indian Sandstone patio and a multi vehicle drive onto the double garage. The 23x16 garage has an electric roller shutter door, good storage, floor units including a sink and a rear access door into a further garden store. To the rear there are steps up to a mostly hard landscaped garden ideal for entertaining with a spacious patio in Indian Sandstone onto a lit decking area that includes a covered jacuzzi/hot tub.

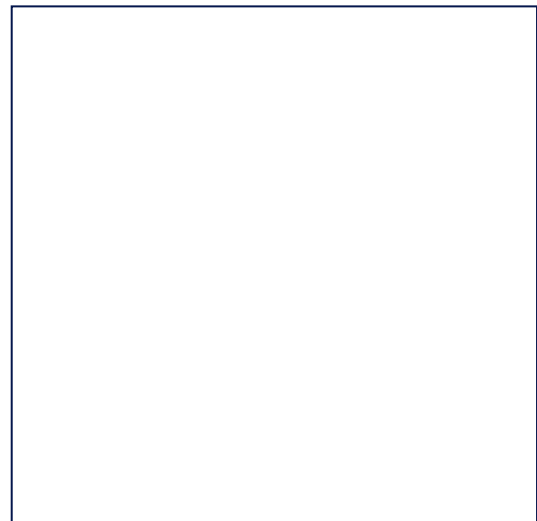
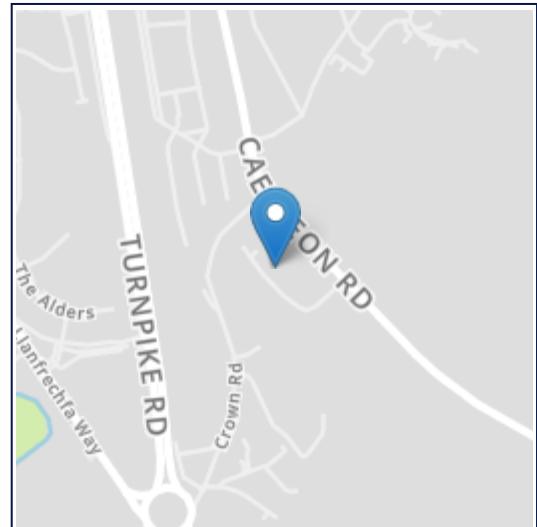
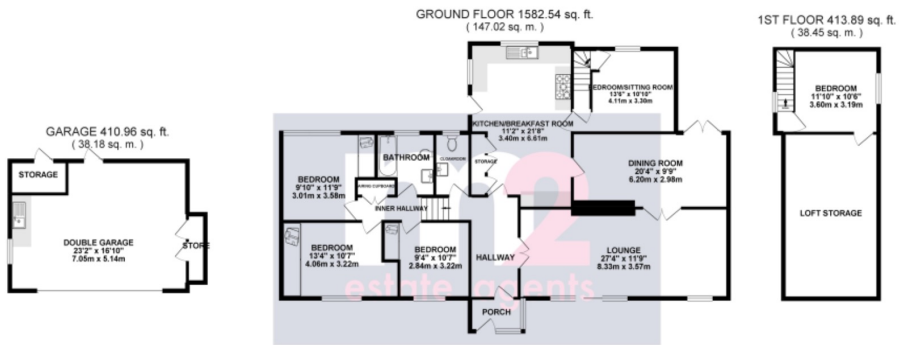
There are panoramic views to the front over Western Cwmbran down to Newport. The train/bus transport links are within easy reach.

There are many fittings and fixtures included that can be pointed out on inspection. Gas central heating is via a combi boiler and the home is fully double glazed.

Edgehill is most convenient for swift access onto the main road network (M4 5mins), is close to the new `Grange` hospital and in catchment to popular schooling.

EPC tba, Council Tax Band G. Freehold.

Services:
Council Tax Band:



All room sizes are approximate. Electrical installations, plumbing, central heating and drainage installations are noted on the basis of a visual inspection only. They have not been tested and no warranty of condition or fitness for purpose is implied in their inclusion. Potential purchasers are warned that they must make their own enquiries as to the condition of the appliances, installations or any element of the structure or fabric of the property.

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