



**14 Magna Porta Gardens, Abbeyfields,  
Llantarnam, Cwmbran. NP44 3HF  
£400,000  
Tenure Freehold**

- LOVELY PROMINENT CORNER PLOT
- MODERN DETACHED HOME
- POPULAR CONVENIENT LOCATION
- FOUR BEDROOMS ( ONE EN SUITE)
- FAMILY BATHROOM AND GROUND FLOOR CLOAKROOM
- LOUNGE AND DINING ROOM
- SPACIOUS 16' KITCHEN/BREAKFAST ROOM
- UTILITY ROOM
- DOUBLE WIDTH DRIVE ONTO ATTACHED GARAGE
- GOOD ORDER THROUGHOUT



This is a great opportunity to acquire a bright bay fronted modern 4 bed detached on an established sought after Estate built by Barratt Homes. The exceptional, level corner plot has an open lawned front garden screened to one side by mature shrubs and small trees, has a double width four car drive onto a single garage and to the rear is an enclosed lawned and paved garden offering a good degree of privacy.

On the ground floor there is an entrance hall, a large lounge with bay window through to a dining room, there is a well fitted kitchen/breakfast room with breakfast bar and double doors out and there is also a utility room.

On the first floor are the four bedrooms, a family bathroom and an en suite.

Gas central heating is installed and the home is fully double glazed.

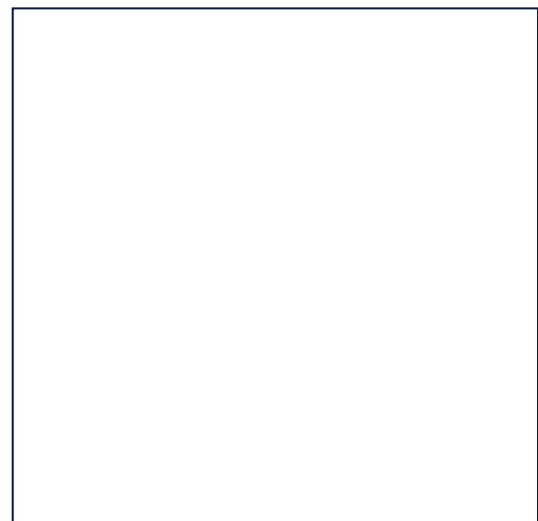
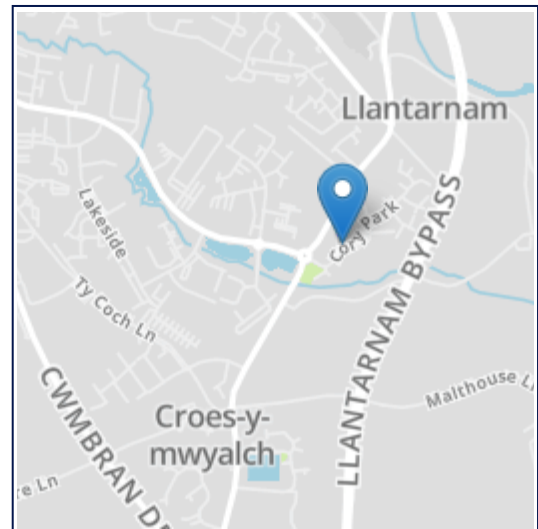
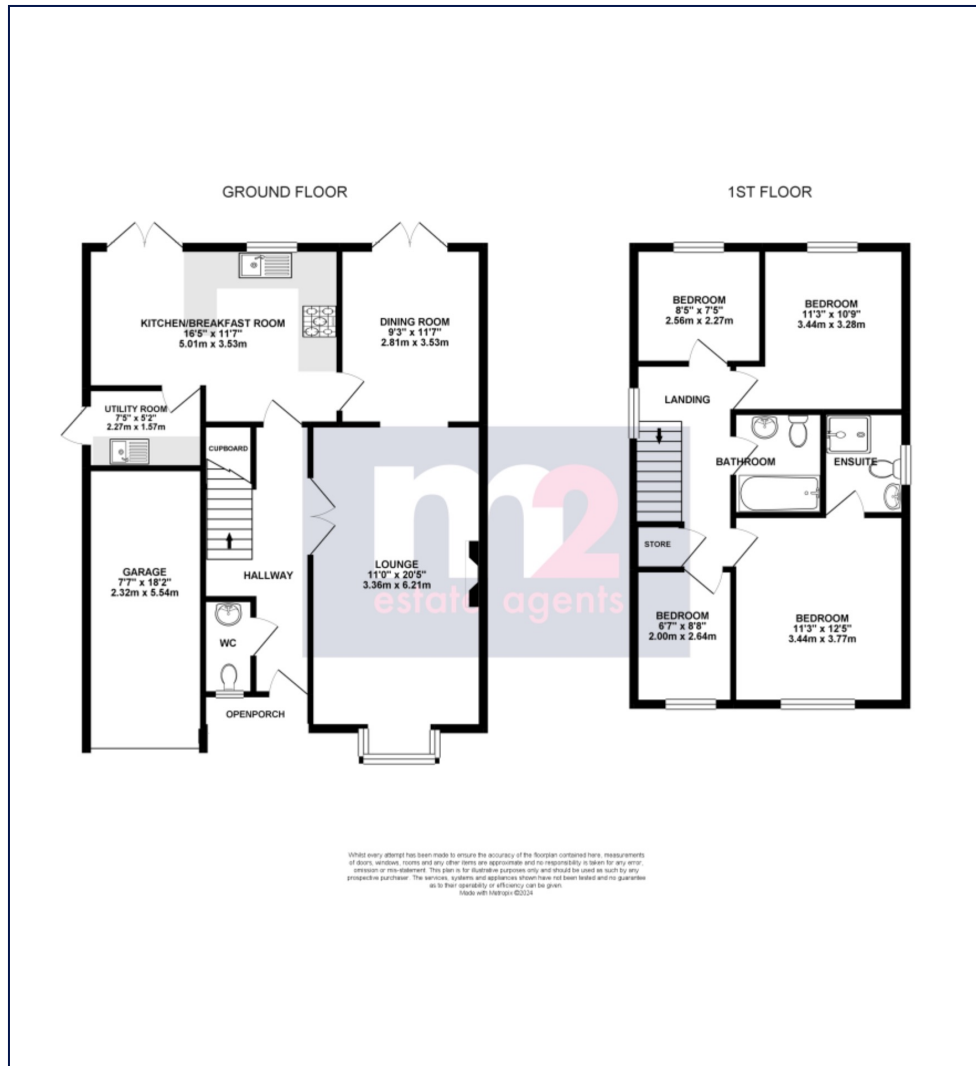
Llantarnam is ideal for main road access with the M4 being five minutes away via the A4042 dual carriageway.

Freehold. Council Tax Band F. EPC tbc.

Services:

Council Tax Band:

Council Tax Band F. Torfaen



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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I/We acknowledge that I/we have read and understand your terms  
letter and that these property ( 14 Magna Porta Gardens,  
Abbeyfields, Cwmbran, NP44 3HF ) details have been checked and:

Are Correct

Are Correct with Attached Amendments

Signature \_\_\_\_\_ Print Name \_\_\_\_\_

Date \_\_\_\_\_

Signature \_\_\_\_\_ Print Name \_\_\_\_\_

Date \_\_\_\_\_