













1 Abbey Grove, Abbeyfields, Llantarnam, Cwmbran. NP44 3HL £460,000

Tenure Freehold

- GREATLY IMPROVED DETACHED PROPERTY
- POPULAR CONVENIENT LOCATION
- SPACIOUS FOUR BED FAMILY ACCOMODATION
- GREAT PARKING AND DETACHED DOUBLE GARAGE
- BATHROOM, CLOAKROOM AND EN SUITE
- SUPERB BESPOKE KITCHEN OPENING TO INSULATED CONSERVATORY
- LOUNGE WITH BAY WINDOW
- LAUNDRY/STORE ROOMS
- ENCLOSED REAR GARDEN WITH SERVICED HOME OFFICE
- HIGHLY RECOMMENDED

* RECENT RENOVATION AND REDECORATION. NO CHAIN!! OUTSTANDING SPACIOUS 4 BEDROOM DETACHED HOUSE ON A LARGE PLOT WITH BESPOKE KITCHEN, OUTBUILDING FOR WORKING FROM HOME/MAN CAVE, DOUBLE GARAGE & MULTI VEHICLE DRIVEWAY*

Occupying a spacious corner plot with great parking is this generous 4 bedroom detached house within a quiet cul de sac in the popular, convenient area of Llantarnam. There is swift access onto the junction 25 & 26 of the M4 from here with both Cwmbran and Newport Town Centres less than a 10 minute drive. At the rear the hard landscaped rear garden is private with a detached home office offering a variety of uses having the advantage of a shower room off. Recent works include upgraded electrics and fittings, reskimmed ceilings, new carpets and new double glazed windows. The accommodation is currently set out as;

Ground Floor: entrance hall, a laundry/store(former study), lounge with bay window, cloakroom/w.c, an outstanding full width refitted kitchen/diner with extensive Corian worktops and integrated appliances, separate utility area with built in freezer/plumbing and a heated conservatory with insulated roof.

First Floor: Four bedrooms (3 with wardrobes), a quality en suite with steam shower and a family bathroom.

Outside the property is approached via a multi vehicle brick paved parking area, a detached DOUBLE garage split internally with twin up and over door entry and rear access door. At the rear the enclosed garden has access into the outbuilding via an artificial grassed area, paving takes you to a hot tub and electric sauna.

Gas centrally heated and NEW double glazed windows.

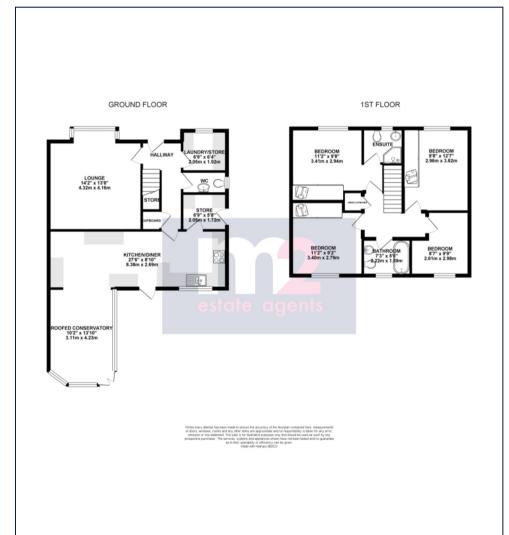
The property further benefits from having quality Karndean flooring, innovative hanging space and air con in bedroom one. HIGHLY RECOMMENDED, must be viewed.

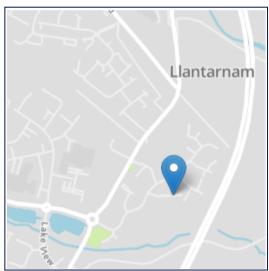
Freehold. Council Tax Band F. EPC C72

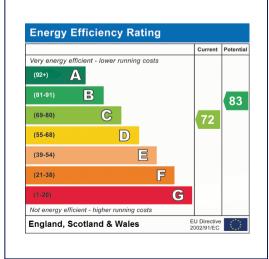












All room sizes are approximate. Electrical installations, plumbing, central heating and drainage installations are noted on the basis of a visual inspection only. They have not been tested and no warranty of condition or fitness for purpose is implied in their inclusion. Potential purchasers are warned 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 (1 Abbey Grove, Abbeyfields, Cwmbran, NP44 3HL) details have been checked and:

Are Correct

Are Correct with Attached Amendments

Signature		Print Name	
	Date		
Signature		Print Name	
	Date		