



12 Rhodfa'r Eos, Pontrhydyrun, Cwmbran.

NP44 1FN

£335,000

Tenure Freehold

- **GUIDE PRICE £335,000 - £340,000**
- **MODERN NEW BUILD DETACHED PROPERTY**
- **FOUR GENEROUS BEDROOMS**
- **19' LOUNGE**
- **SOCIABLE FAMILY KITCHEN / DINING ROOM**
- **SEPARATE UTILITY ROOM & CLOAKROOM**
- **BATHROOM, EN SUITE SHOWER AND GROUND FLOOR CLOAKROOM**
- **NO UPPER CHAIN**
- **POPULAR CONVENIENT LOCATION**
- **ENERGY EFFICIENT FAMILY ACCOMMODATION**

69 Bridge Street, Newport, NP20 4AQ
M2 Estate Agents Newport 01633 289622
www.m2ea.co.uk

A great opportunity to acquire a spacious 4 bed (3 with wardrobes) modern detached family home . The Taylor Wimpey built, Kentdale house type, offers bright rooms throughout with the great size, sociable kitchen/dining room having double doors into the enclosed mostly walled garden. There is also a full length lounge, a utility room, a hallway with storage and a cloakroom on the ground floor. On the first floor there are the four bedrooms, an en suite, and family bathroom. There is dual zone gas central heating, full double glazing and a great EPC rating. Outside the home comes with three parking spaces and the enclosed garden has a generous porcelain tiled patio onto a level artificially grassed garden. The popular location offers walks along the Mon/ Brecon Canal and swift access onto the A4042/Junction 25a of the M4.

Recommended for internal inspection.

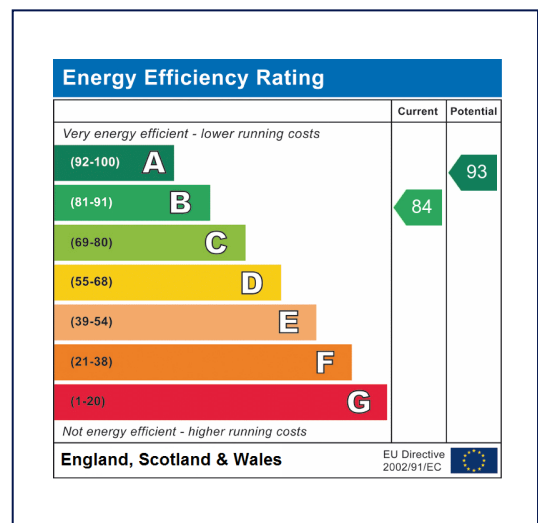
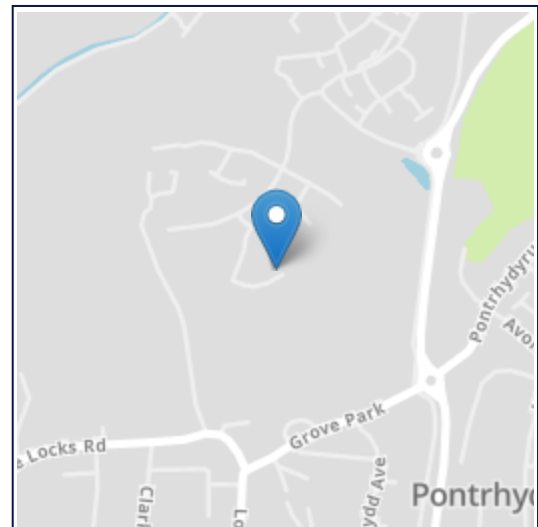
EPC B. Council Tax Band E.

Services:

All mains connected

Council Tax Band:

Torfaen. Council Tax Band E.



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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