



**86 Ashleigh Court, Henllys, Cwmbran. NP44
6HG
£425,000
Tenure Freehold**

- GREATLY EXTENDED DETACHED FAMILY HOME
- SUPERB LANDSCAPED GARDENS BACKING ONTO LOCAL WOODLAND
- ENTRANCE HALL & CLOAKROOM/WC
- LARGE LOUNGE WITH WOOD BURNER AND WOODEN FLOOR
- SPACIOUS KITCHEN/DINING/FAMILY ROOM OPENING TO GARDEN
- UTILITY ROOM AND STORAGE.
- 4 BEDROOMS
- REFITTED EN-SUITE AND FAMILY BATHROOM
- LONG DRIVEWAY AND GARAGE PROVIDING STORAGE
- VIEWING ESSENTIAL

A greatly extended 4 bedroom detached family home situated on the outskirts of Cwmbran benefiting from a superb landscaped garden backing on to local woodland.

The extension provides a generous refitted kitchen/dining/family room with reclaimed maple wood floor and bi-folding doors to the rear.

Further accommodation includes: A entrance hall with period style tiled floor, stairs to first floor and cloakroom/wc off.

The large lounge benefits from a bay window to the front wooden floor, wood burner having double doors leading to the kitchen/dining/family room.

A utility room is located off the kitchen with access to the former garage partitioned to provide a further store room.

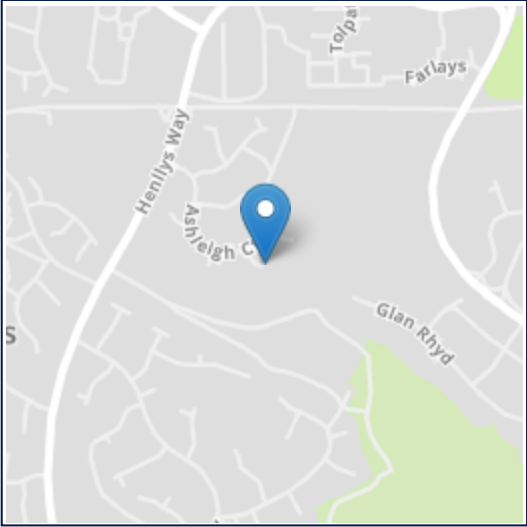
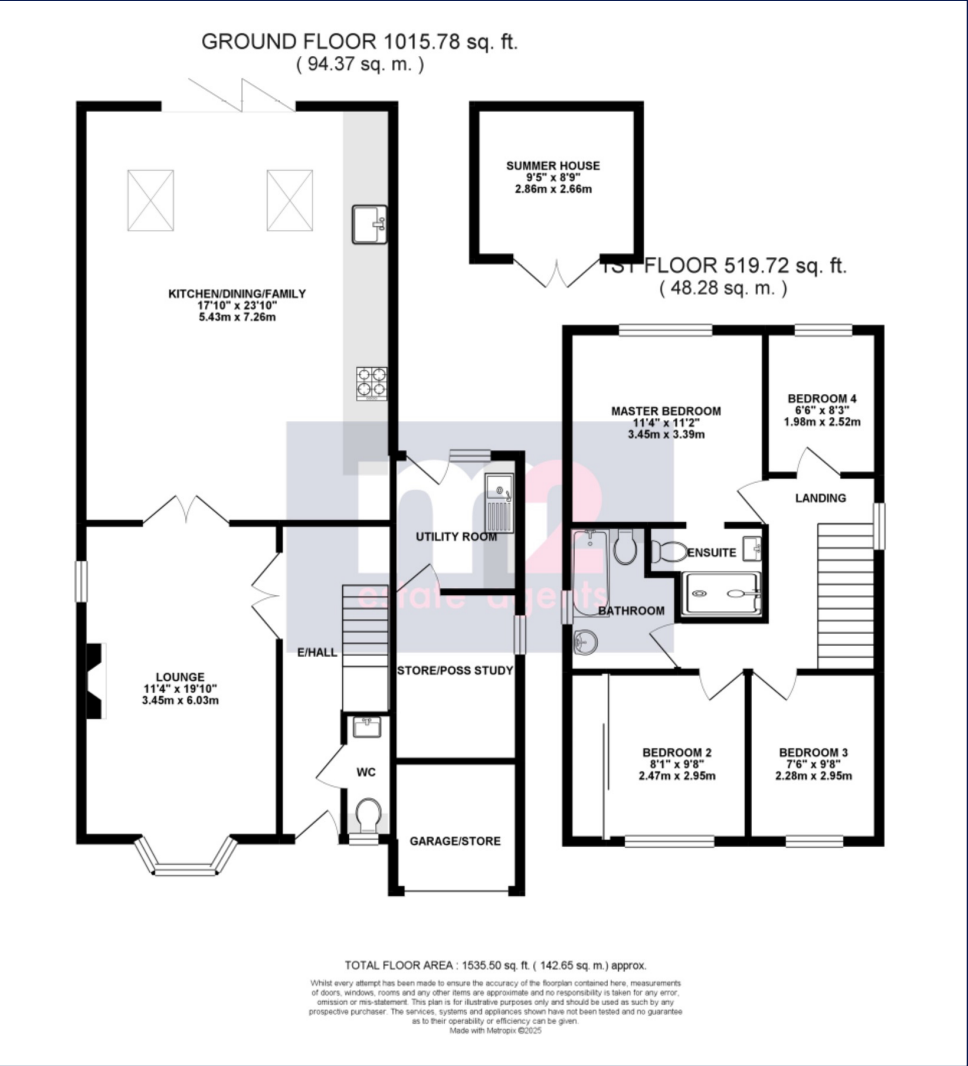
To the first floor: A landing leads to 4 bedrooms, the master benefiting from a contemporary en-suite shower room. (Purchasers should note: Currently bedroom 4 is utilised as a dressing room accessed via an open arch from the main bedroom. The vendors have advised that the doorway, from the landing will be reinstated prior to completion if required.)

Outside: To the front: A long brick paved driveway extends past a lawned garden to the main entrance, canopied porch and side access.

To the rear: A superb landscaped garden with private patio area over 2 levels leads to a summer house. A further raised seating area with pergola over looks the local woodland land. Raised beds planted with mature shrubs

Services:

All mains services connected



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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