



**5 Lon Ffion, Pontrhydyrun, Cwmbran. NP44
1FB
£385,000
Tenure Freehold**

- MODERN DETACHED FAMILY HOME
- POPULAR DEVELOPMENT BETWEEN CWMBRAN & GRIFFITHSTOWN
- SUPERB CORNER PLOT WITH GATED DRIVEWAY
- ENTRANCE HALL & GROUND FLOOR WC
- GOOD SIZE LOUNGE
- LARGE KITCHEN/DINER WITH BAY WINDOW TO SIDE
- UTILITY ROOM
- 4 BEDROOMS
- EN-SUITE SHOWER ROOM & FAMILY BATHROOM
- LAWNED GARDEN TO FRONT & REAR

Occupying a superb, secluded corner plot on this popular modern development lying between Cwmbran & Griffithstown this well presented, 4 bedroom detached property sides on to local woodland & offers well presented family accommodation comprising:

To the ground floor: A generous entrance hall with stairs to the first floor, storage cupboard beneath & wc off.

A goodsized lounge enjoys a dual aspect with French doors opening to the rear garden.

The large kitchen/diner is fitted with an extensive range of wall and base units having peninsula island, bay window to side, ample space for a table. A useful utility room lead off the kitchen.

To the first floor: a galleried landing lead to 4 bedrooms, the master having an en-suite showeroom, and a family bathroom.

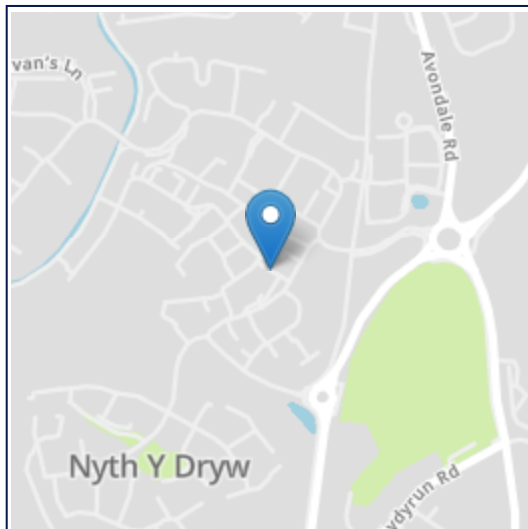
Outside: the property is approached from the rear, having double gates leading on to a tarmac driveway & turning area, providing parking for numerous vehicles and leading to a single garage.

The front garden is mainly laid to lawn with steps down to the main entrance.

To the rear: a patio area enjoys a sunny aspect leading onto a level garden laid to lawn, bordering beds enclosed by fencing.

Services:
Council Tax Band:

E



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		93
A		
(81-91)	83	
B		
(69-80)		
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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 (5 Lon Ffion, Cwmbran, NP44 1FB) details have been checked and:

Are Correct

Are Correct with Attached Amendments

Signature _____ Print Name _____

Date _____

Signature _____ Print Name _____

Date _____