



**High Ridge, Bryn Rhedyn, Llanfrechfa,
Cwmbran. NP44 8UB
£600,000
Tenure Freehold**

- LARGE DETACHED SELF BUILD FROM 1960S WITH OVER 3000SQ FT OF ACCOMMODATION
- SOUGHT AFTER LOCATION ON PRIVATE ROAD
- FOUR BEDROOMS
- THREE RECEPTION ROOMS, STUDY AND GAMES ROOM
- KITCHEN/BREAKFAST ROOM
- BATHROOM, EN SUITE AND TWO CLOAKROOMS
- DOUBLE GARAGE AND AMPLE DRIVEWAY PARKING
- GENEROUS MATURE PLOT BACKING ONTO FIELDS
- GREAT OPPORTUNITY
- WESTERLEY VIEWS TO FRONT

What an opportunity! A large 1960s self build property is being offered for sale for only the second time since it was built. The well maintained property is offered in mostly original condition and offers a purchaser a chance to bespoke fit this large home having accommodation in excess of 3000sq ft.

This unique, one off home has wide westerley views from front windows and is set in a generous plot within a private cul de sac of similar detached homes. Found off Crown Rise the property is most conveniently placed for swift access onto the A4042 and 5 minutes from the M4. Cwmbran has train and bus links and the main transport link at Newport is a 10 minute drive. There is good local schooling and Rougemont Private school is within a mile as is the recently opened Grange Hospital.

On the ground floor is an entrance hall, a utility/laundry room, a cloakroom, a games room and a 19' x 18' double garage. On the first floor is a spacious entrance hall, a study, three reception rooms (one linked), two cloakrooms, a kitchen / breakfast room with Elizabeth Ann units, four bedrooms, an en suite and family bathroom with sunken bath. There is a westerley facing balcony reached from the lounge. A gas fired warm air duct system provides heating.

Outside the property has a wide driveway from Bryn Rhedyn up to the double garage and a mature forecourt garden. To the rear the sizeable garden is terraced with lawns and mature planting taking advantage of the wonderful views and backs onto open fields. There is an additional well planted garden to one side and a lawn/patio off the kitchen to the other.

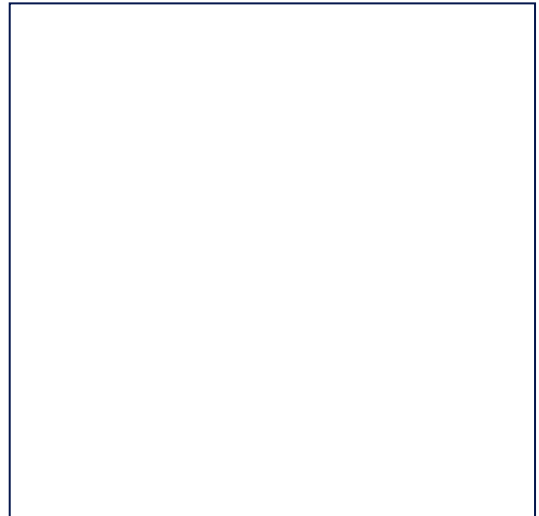
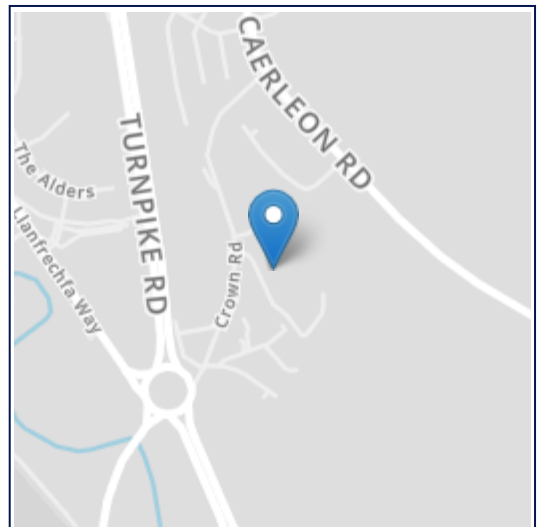
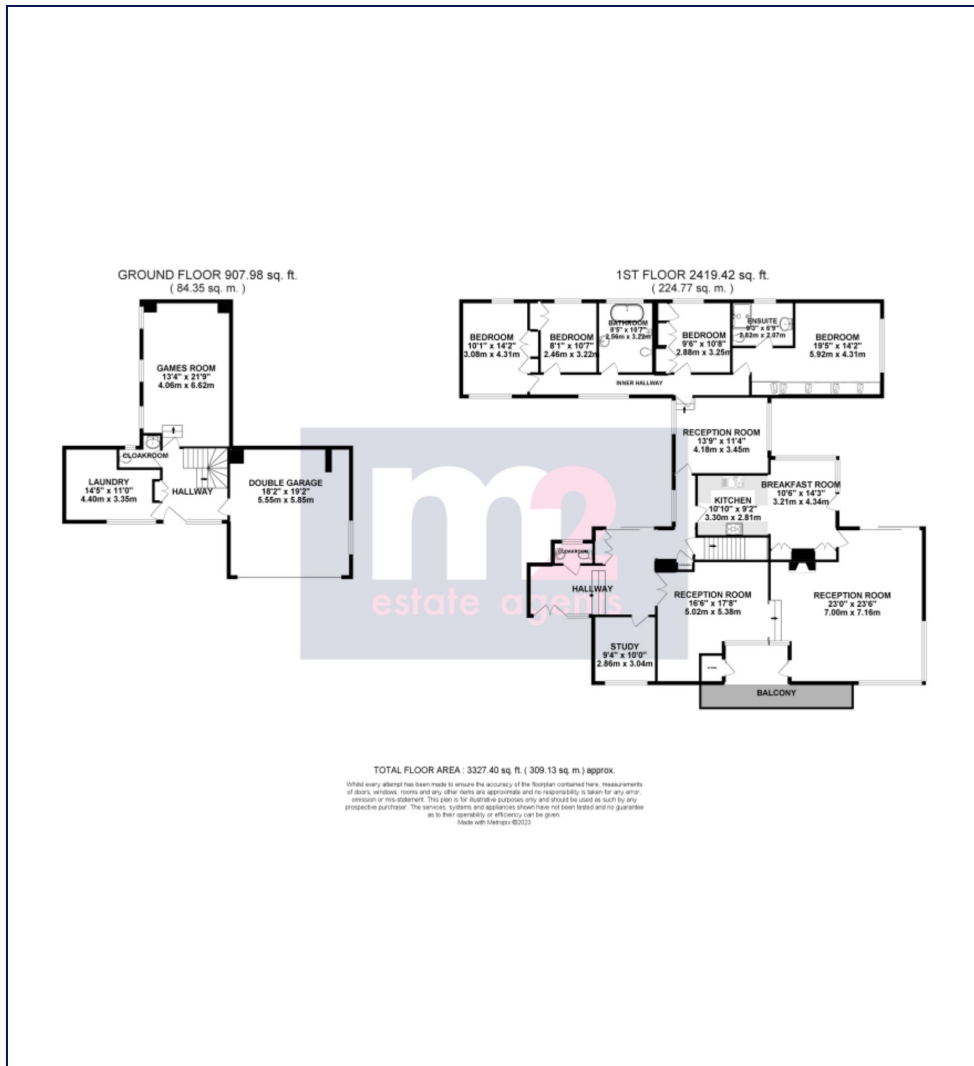
There is far more to this property than can be mentioned in this short appraisal and we fully recommend a viewing to fully appreciate it.

Services:

All mains services

Council Tax Band:

Band H . Torfaen BC .



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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