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Pine Lodge Cwmbran, Upper Cwmbran
£525,000

 **black**

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About the property

A superb opportunity to purchase this fantastic four bedroom detached family home set in approximately 0.75 acre with gardens, driveway and double garage. Accommodation comprises entrance porch, hallway, lounge, dining room, cloakroom/WC, breakfast room and kitchen. Four bedrooms and family bathroom to the first floor. The property is set in this superb location on the outskirts of Upper Cwmbran, offering the benefits of country living yet close to the town centre of Cwmbran. Ideal for the outdoor enthusiast Blaen Bran Community Woodland is a short walk away and a short distance to Monmouthshire and Brecon Canal and Twmbarlwm. Ideal for commuting with easy access to the M4 corridor. Access to bus networks and train station. Offered for sale with no onward chain!

Accommodation

Entrance Porch

Enter via an opaque double glazed sliding door to porch. Glazed door to hallway.

Hallway

Stairs to the first floor. Glazed double doors to lounge. Glazed door to dining room. Doors to Cloakroom/utility and kitchen/dining room.

Lounge

23' 1" x 14' 1" (7.04m x 4.29m)
Double glazed patio door to front elevation. Feature stone fireplace. UPVC double glazed window to the side elevation. Two radiators.

Dining Room

14' 8" x 9' 10" (4.47m x 3.00m)
UPVC double glazed window to the rear elevation. Radiator.

Cloakroom/utility Room

Comprising a close coupled WC and pedestal wash hand basin. Plumbing for washing machine. Ceramic tile flooring. Visibly fully tiled walls. Heated towel rail. Opaque UPVC double glazed window to the rear elevation.

Breakfast Room

9' 11" x 11' 10" (3.02m x 3.61m)
UPVC double glazed window to the rear and side elevations. Radiator. Open to kitchen.





Kitchen

11' 11" x 12' (3.63m x 3.66m)

Fitted with a range of base units with laminate worktops incorporating a one and a half sink bowl and drainer. Built in double oven and electric hob. Tiled splashbacks. Wall cupboards. UPVC double glazed window to front elevation. UPVC double glazed window to side elevation. Opaque double glazed door to side. Floor mounted Ideal central heating boiler.

Landing

Doors to bedrooms, bathroom and folding doors to large airing cupboard. UPVC double glazed window to the front elevation. Access to the loft.

Bedroom One

14' 9" x 15' 1" (4.50m x 4.60m)

UPVC double glazed window to the front elevation. Radiator. Double doors to storage cupboard.

Bedroom Two

15' 2" x 14' 9" max into doorway (4.62m x 4.50m max into doorway)

UPVC double glazed window to rear elevation. Fitted range of bedroom furniture including wardrobes, cupboards, drawers and dressing table. Radiator.

Bedroom Three

12' x 10' 3" (3.66m x 3.12m)

UPVC double glazed window to rear elevation. Radiator. Fitted double wardrobe.

Bedroom Four

12' 2" x 8' 9" (3.71m x 2.67m)

UPVC double glazed window to front elevation. Radiator. Fitted double wardrobe.

Bathroom

Comprising bath, close coupled WC, pedestal wash hand basin, bidet and shower cubicle. Visibly fully tiled walls. Heated towel rail/radiator. Opaque UPVC double glazed window to the rear elevation.

Outside

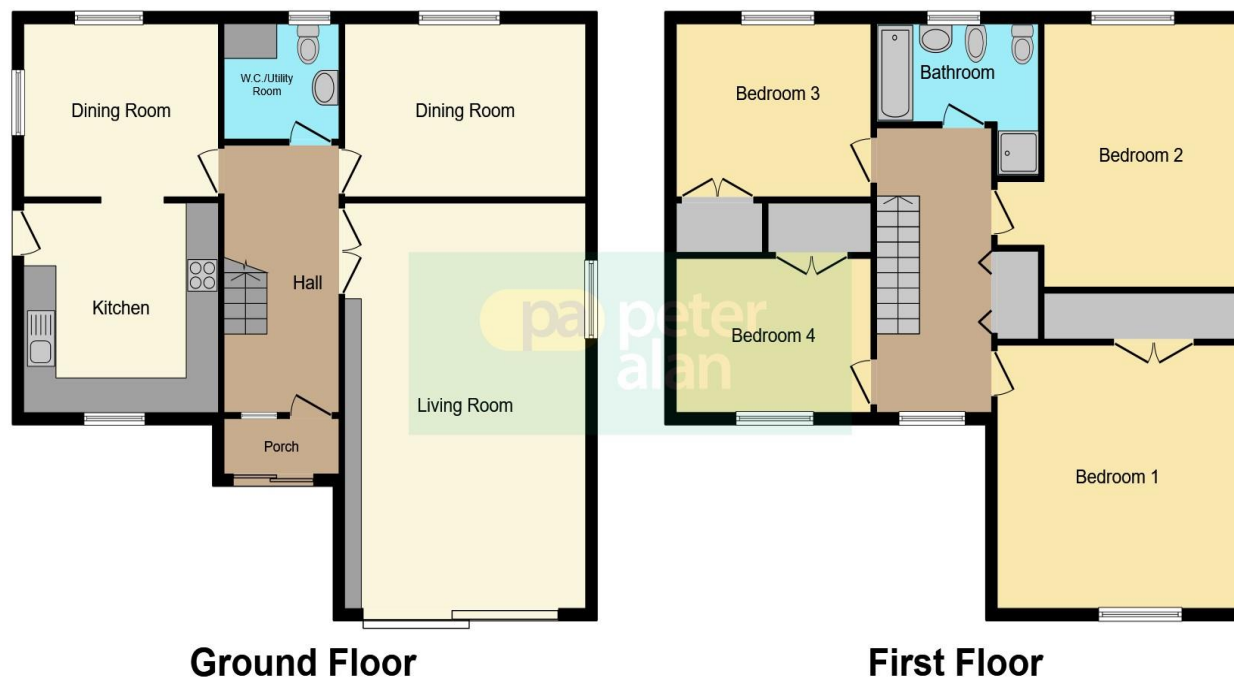
Front - Gated access to a driveway for several vehicles leading to a double garage which has an electric roller door, power and light. Patio area. Pleasant terraced lawned areas with mature plants, shrubs and trees to borders.

Rear - Large patio area. Paved pathways to terraced lawn areas. Side door to garage. Mature shrubs and trees to borders.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.