



PONTRHYDRUN

Guide price **£500,000**



41 STRYD CAMLAS

Cwmbran, Torfaen NP44 1DJ



Close to connecting roads
Playroom/study
Close to Cwmbran Town centre

Presenting 41 Stryd Camlas, an executive five-bedroom detached residence exuding sophistication in the coveted Edlogan Wharf development. Nestled on a substantial plot, this property offers ample space for luxurious living. Boasting a large drive and detached double garage, convenience is seamlessly integrated into its design.

Enjoy the ease of access to Cwmbran Town Centre, esteemed primary and secondary schools, and swift connections to the M4 Corridor, making commuting a breeze. The property epitomises modern elegance and promises an unparalleled lifestyle for discerning homeowners.



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KEY FEATURES

- Executive Property
- Five bedrooms
- Detached double garage
- Generous plot
- Three bathrooms
- Utility room



STEP INSIDE



As you step inside, you're greeted by a spacious entrance hall that serves as the heart of the home. From here, you have access to various living spaces, starting with a versatile playroom that could also be used as a home office, catering to modern lifestyle needs.

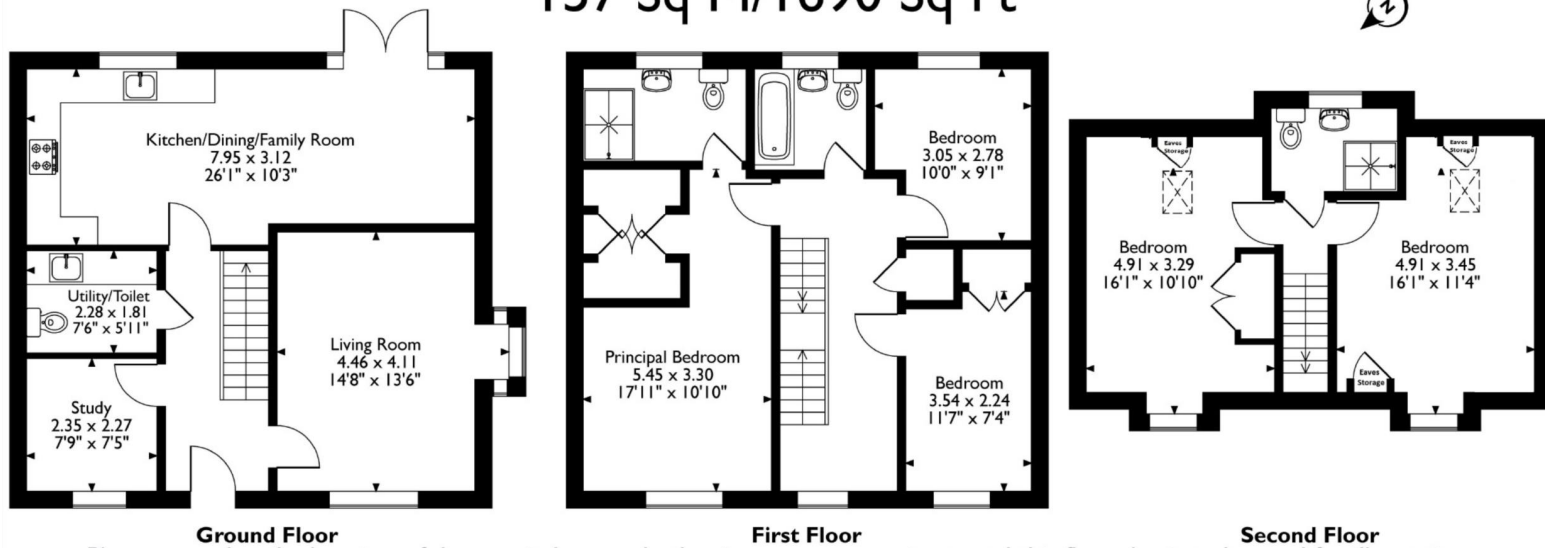
Adjacent, the utility room offers practicality, complete with a convenient downstairs WC.

Moving further, the kitchen diner beckons, exuding warmth and inviting ambiance, ideal for hosting family gatherings.

French doors open seamlessly onto the rear garden, extending the living space outdoors during warmer months,

And lastly a cosy family room to the front of the property to relax and unwind in after a long day.

Approximate Gross Internal Area 157 Sq M / 1690 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Ascending the stairs to the first floor, you'll find three well-appointed bedrooms and a family bathroom, providing comfort and convenience for family members or guests.

Continuing to the second floor, two additional bedrooms await, accompanied by another bathroom.

The pinnacle of luxury awaits in the principal bedroom. Boasting a spacious walk-in wardrobe and ensuite bathroom, offering a private sanctuary within the home, seamlessly combines functionality with elegance, promising a lifestyle of comfort and sophistication for its fortunate occupants.

STEP OUTSIDE



Stepping outside, you're greeted by an impressive frontage, featuring a sprawling driveway capable of accommodating multiple vehicles with ease. Adjacent, a detached double garage stands ready to house your vehicles or serve as additional storage space. Along the side of the property, sleeper beds offer a charming opportunity for cultivating your own fruits and vegetables, while an electric charger point provides modern convenience for eco-conscious residents.

A side gate beckons, granting access to the expansive rear garden, where a picturesque split-level design awaits. Atop the slope, a quaint patio invites relaxation and outdoor entertaining, overlooking the lush lawn below. A surprise awaits in the form of a rustic chicken coop, adding character and the potential for farm-fresh delights.

Every corner reveals a new opportunity for leisure and enjoyment amidst nature's beauty and with the Monmouth canal being on your doorstep as well as the cycle path for the outdoor enthusiasts.

INFORMATION

Postcode: NP44 1DJ

Tenure: Freehold

Tax Band: E

Heating: Gas

Drainage: Mains

EPC: B





DIRECTIONS

The development is located off Cwmbran Drive (A4051). When you enter the main access into the development onto Ffordd Tir Brychiad, take a right and continue on Ffordd Tir Brychiad then take the second left onto Stryd Camlas, follow the road to the right, all the way to the top and the property will be located on the right-hand side.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A	85	93
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

25 Bridge Street, Usk, Monmouthshire, NP15 1BQ

01633 449884

newport@archerandco.com

www.archerandco.com



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