



24 The Manor
Llantarnam | Cwmbran | Torfaen | NP44 3AQ

FINE & COUNTRY



Step inside

Beautifully presented throughout, this stylish, detached family home is in sought-after Llantarnam, a semi-rural suburb between the City of Newport and the new town of Cwmbran, with good access to the M4 corridor.

24 The Manor is part of a select development of executive homes built by Redrow around 20 years ago. It sits at the end of a quiet cul-de-sac, enjoying views of maturing and well-maintained neighbouring gardens.

The property has lots of kerb appeal, built in a mid-century architectural style with a number of period-influenced features including leaded bay windows and a gable end faced with decorative tiling. A brick paved front driveway provides off-road parking for two vehicles in front of an integral double garage. The level, landscaped rear gardens comprise a large paved area for outdoor relaxing and entertaining, a recently re-turfed natural lawn and a dark wood pergola housing a swim spa hot tub and an ornamental water feature.

This excellent family home is ideal for commuters, well placed for access to the M4 motorway, with a direct bus service to Cardiff from a nearby bus stop and rail links from Cwmbran and Newport. The property is within walking distance of the historic Monmouthshire and Brecon Canal, perfect for walkers and leisure cyclists. A draw for many families in The Manor is the close proximity of the prestigious, independent Rougemont School.

Further local schools include Llantarnam Community Primary School. There are two popular local pubs in the neighbourhood and the property is within a short distance of the four-star Parkway Hotel & Spa. Nearby, Cwmbran town centre offers a choice of high street shops, supermarkets and facilities and Cwmbran Boating Lake and playing fields is a popular attraction and adjacent to the redeveloped 9-hole Llanyravon Golf Club. Championship 18 hole golf can also be easily accessed at Greenmeadow Golf Club or the Celtic Manor Resort, home to the 2010 Ryder Cup.

Step inside

From the front driveway, a path leads down the side of the garage to the front door, inset under an arched open fronted porch. The door opens to a hallway, with a wooden floor and doors leading off to the main ground floor rooms and to a downstairs cloakroom, finished in striking green Metro tiles. A staircase rises to the first floor and there is a useful under stairs storage cupboard.

The heart of this family home is the spacious, open plan kitchen/dining room, which is located at the rear of the property, overlooking the well-maintained, enclosed gardens. The sleek, contemporary-style kitchen has been recently fitted with attractive grey high gloss units and incorporates a selection of integrated appliances, whilst there is also ample space for a freestanding fridge freezer. A large central island doubles up as a breakfast bar.



Off the kitchen there is a useful utility room with space and plumbing for a washing machine and tumble dryer.

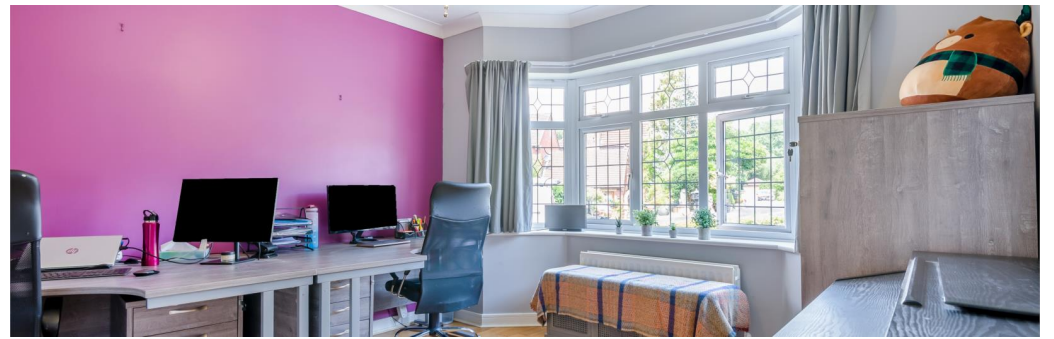
The kitchen is filled with natural light from a wide, double glazed window over the sink, whilst a large arched opening leads through to the dining area, which has double glazed French doors to a paved rear patio, a wonderful space for outdoor relaxing and entertaining.

The living room is situated adjacent to the dining area and also has double glazed French doors to the rear patio. It is a spacious and elegant reception room, with a coved ceiling, an arched window to one side and a feature fireplace housing a gas fire.

There is a further reception room with a bay window overlooking the front of the house. Currently used as a study, it would also make a lovely sitting room or TV room. If further family living space should be required, the integrated double garage provides potential for conversion, subject to planning.

On the first floor, a light and airy landing leads to four double bedrooms. The generous main bedroom has a bay window overlooking the front of the property and benefits from attractive, contemporary-style, built-in wardrobes. It also has a luxurious ensuite bathroom with both a bath and a step-in shower cubicle with a power shower.

The three further bedrooms are served by a family bathroom.







Step outside

The house is approached over a brick paved driveway which provides off-road parking for two vehicles, in front of the integral double garage with remote control roller garage door. Alongside the driveway is an area of level lawn with mature borders and shrubs.

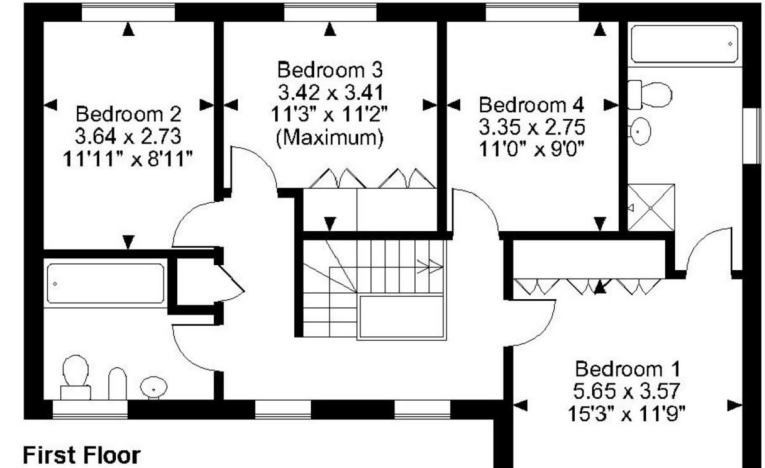
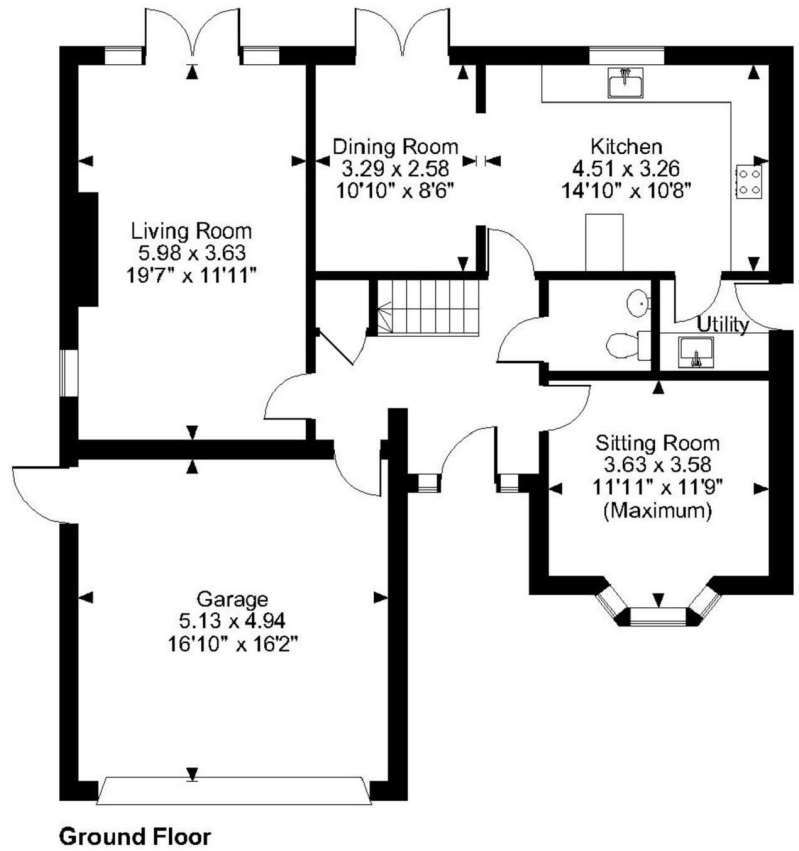
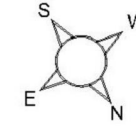
The enclosed, landscaped, rear garden includes an area of recently re-turfed natural lawn and a large paved patio. An impressive feature is the swim spa hot tub (available subject to negotiation) which is housed in an attractive dark wood pergola.

DIRECTIONS

What3words: ///chill.nights.stack



Approximate Gross Internal Area
 Main House = 1604 Sq Ft/149 Sq M
 Garage = 273 Sq Ft/25 Sq M
 Total = 1877 Sq Ft/174 Sq M



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Postcode: NP44 3AQ | Tenure: Freehold | Tax Band: F | Authority: Torfaen County Borough Council | Heating: Gas | Drainage: Mains



*Internet speed according to the BT Availability Service using the postcode and landline
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(92-100)	B		
(81-91)	C		
(69-80)	D		
(58-68)	E		
(47-57)	F		
(35-46)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	76



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