



LLANTARNAM

Offers over **£500,000**



SARUM

Pentre Lane, Llantarnam, Cwmbran, Torfaen NP44 3AP



Ideal family home
Close to a variety of shops, amenities & schools
Built in wood burner

Nestled in the sought-after area of Llantarnam, Cwmbran, Sarum is an impressive five-bedroom, four-bathroom detached split-level bungalow offering spacious living with a modern touch.

Located on Pentre Lane, this beautiful home is designed for both comfort and style, featuring a generous open-plan kitchen and dining area, a cosy living room, generous family room and ample natural light throughout. The split-level design adds character, with well-proportioned rooms and modern finishes.

Surrounded by a beautifully landscaped garden, Sarum is ideal for families seeking a serene yet convenient lifestyle. The property is within close proximity to the prestigious private school, Rougemont, making it an excellent choice for families prioritising education. Additionally, it's just a short drive from the M4, providing easy access for commuters. Local public schools, pubs, restaurants, and various amenities are all nearby, enhancing the appeal of this vibrant community. Sarum truly offers a perfect blend of tranquillity and convenience in one of Cwmbran's most desirable locations.



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KEY FEATURES

- Detached
- Five bedrooms
- Four bathrooms
- 0.48 of an acre
- Generous kitchen
- Great location



STEP INSIDE



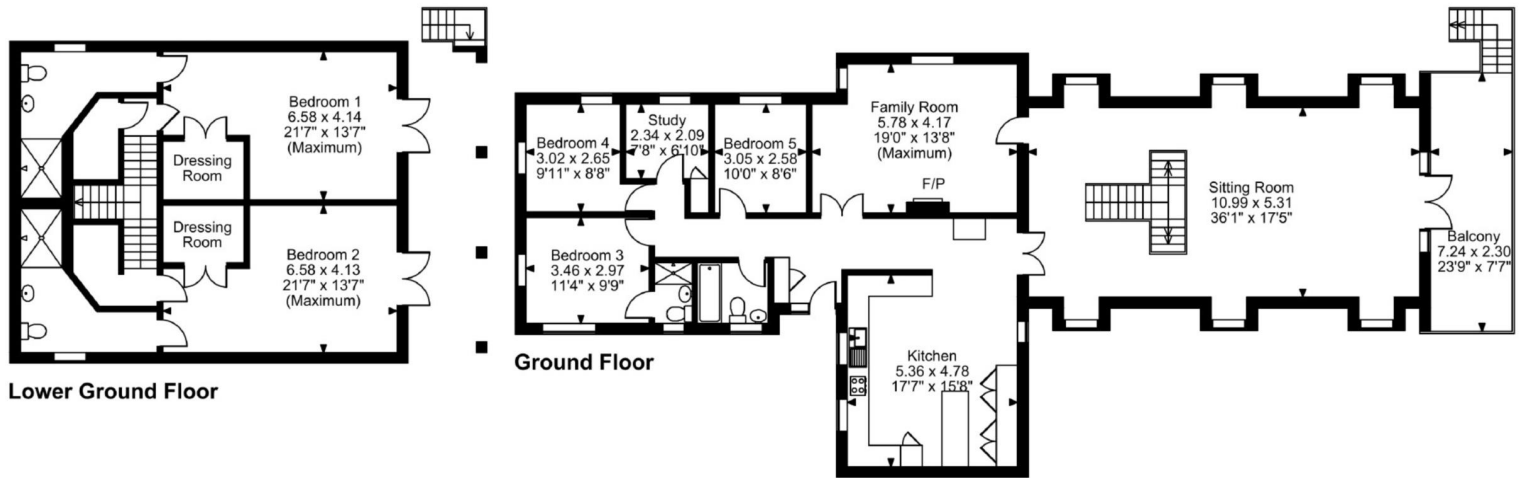
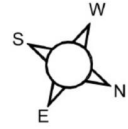
Step inside Sarum, and you are greeted by a spacious and inviting hallway, setting the tone for the elegance and comfort that defines this home. From the hallway, you have access to three well-appointed bedrooms, the main family bathroom, a cosy sitting room, an expansive kitchen diner, and a large family room.

One of the bedrooms on this floor benefits from its own ensuite, providing added privacy and convenience. The sitting room is a warm and welcoming space, enhanced by a built-in log burner, perfect for cosy evenings.

Adjacent to the sitting room, the kitchen diner has been thoughtfully extended by the current owners, creating a generous and modern culinary space, ideal for both everyday family meals and entertaining guests.

Moving into the large family lounge, accessed directly from the kitchen, you'll find a beautifully designed area perfect for family gatherings. This lounge wraps back around into the sitting room, creating a seamless flow through the living spaces. The lounge also features French doors that open onto a balcony, offering stunning views over the large rear garden, providing a perfect spot for outdoor relaxation.

Approximate Gross Internal Area
 2765 Sq Ft/257 Sq M
 Balcony external area = 179 Sq Ft/17 Sq M



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The position & size of doors, windows, appliances and other features are approximate only.

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Descending the stairs, you'll discover two additional large bedrooms on the lower level, both of which come with their own ensuite bathrooms. These bedrooms also feature French doors that open directly into the rear garden, offering a private and tranquil retreat. Sarum combines thoughtful design and modern luxury, making it an ideal family home.

STEP OUTSIDE



Stepping outside Sarum, the plot itself stretches across a vast 0.48-acre. You'll find a generous driveway at the front, capable of accommodating multiple cars with ease. There's also convenient side access leading to the expansive rear garden. The rear garden is a true haven of privacy and tranquillity.

The space to the rear is beautifully laid out with a combination of patio and lawn, perfect for both relaxation and outdoor activities. Mature woodland surrounds the garden, enhancing its secluded feel and offering a serene backdrop. A charming pond adds to the natural beauty, creating a peaceful retreat right in your backyard.

This outdoor space is ideal for family gatherings, garden parties, or simply enjoying the quiet ambiance of nature. With its blend of spaciousness and privacy, the garden at Sarum is a standout feature, providing a perfect extension to the home's comfortable living spaces.

AGENT'S NOTE

The property has mains drainage but there is also a private cesspit for the two en-suite bedrooms downstairs.

INFORMATION

Postcode: NP44 3AP

Tenure: Freehold

Tax Band: F

Heating: Gas

Drainage: Mains/Private

EPC: C





DIRECTIONS

North bound on the A4042 from Newport, continue towards Cwmbran and at the first round about take the slip road continuing onto the A4042 Towards Rougemont School. And then the Third exit at the following round about onto Newport Road, then take the second left onto Pentre Lane. Follow to road down and the property is on the Right-hand side.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	75	81
(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	

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