



LLANTARNAM

Guide price **£400,000**



9 JAMES PROSSER WAY

Llantarnam, Cwmbran, Torfaen NP44 3FL



South west facing rear garden
Close proximity to Cwmbran Town Centre
Stone's throw away from M4 corridor

Situated in the sought-after area of Llantarnam, Cwmbran, this well-presented four-bedroom detached property on James Prosser Way offers an excellent opportunity for families seeking a spacious and well-located home. The accommodation provides generous and versatile living space throughout, including a bright and welcoming family lounge ideal for relaxing, along with a separate dining room that could also be used as a playroom, home office, or additional reception room depending on your needs.

Upstairs, the property benefits from four well-proportioned bedrooms, providing ample space for family living. The principal bedroom enjoys the added advantage of a private ensuite, while the remaining bedrooms are served by a family bathroom.

Externally, the home offers ample off-road parking, a garage, and a pleasant residential setting. The property is ideally positioned within close proximity to a range of local shops, pubs, and restaurants, as well as being just a short distance from Cwmbran Town Centre. Nearby attractions such as the boating lake and the Grange Hospital are easily accessible, while excellent road links provide convenient access to the M4 corridor for commuting.



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KEY FEATURES

- Detached family home
- Dining room/play room
- Landscaped rear garden
- Driveway & garage
- Principal ensuite
- South west facing rear garden



STEP INSIDE



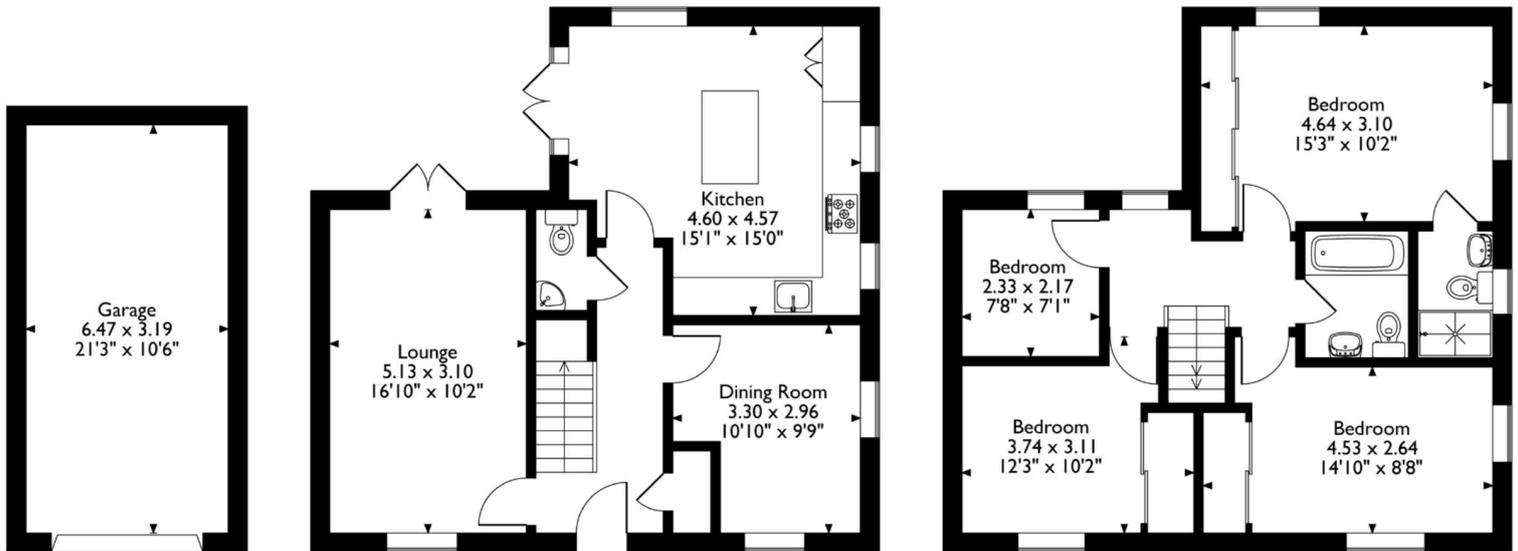
As you enter the property, you are welcomed into a bright and spacious entrance hallway that provides access to the main living areas.

To the left, you will find a generous family lounge, offering a comfortable and inviting space to relax and unwind.

From the hallway there is also separate access into a versatile dining room, currently utilized as a playroom, making it ideal for families or those in need of flexible living space.

The ground floor further benefits from a convenient downstairs WC and access into the kitchen.

9, James Prosser Way, Llantarnam, Cwmbran
 Approximate Gross Internal Area
 Main House = 112 Sq M/1206 Sq Ft
 Garage = 21 Sq M/226 Sq Ft
 Total = 133 Sq M/1432 Sq Ft



Ground Floor

First Floor

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.

The kitchen is well-appointed and benefits from a range of integrated appliances, while the current owners have enhanced the space with the addition of a central island, creating a practical area for both cooking and socialising. From the kitchen, French doors open out into the rear garden, allowing for plenty of natural light and providing an ideal flow for indoor and outdoor entertaining.

To the first floor, the property offers access to four well-proportioned bedrooms and a family bathroom, with the principal bedroom benefiting from its own ensuite.

Additional selling points include newly fitted carpets, an electric point installed beneath the understairs storage - ideal for charging hoovers - and tasteful decoration throughout.

STEP OUTSIDE



To the front of the property, you are welcomed by a well-maintained garden featuring mature trees and shrubs that create an attractive approach. A lawn area sits neatly to the front and is bordered by established laurel bushes, adding both greenery and natural screening. The property also benefits from a driveway providing off-road parking for two vehicles, along with access to the garage. An electric car charging point has been conveniently installed on the driveway, adding a practical modern feature for homeowners. A side gate provides access through to the rear garden.

The rear garden enjoys a desirable south-west facing aspect, making it a fantastic sun trap throughout the afternoon and evening. Recently landscaped by the current owners, the garden features Indian sandstone slabs leading onto a lawn area, creating a stylish yet low-maintenance outdoor space. The garden also benefits from the addition of an outdoor heater, making it an ideal setting for relaxing or entertaining all year round.

INFORMATION

Postcode: NP44 3FL
Tenure: Freehold
Tax Band: F
Heating: Gas
Drainage: Mains
EPC: B





DIRECTIONS

What3words: [///stump.slick.planet](https://www.what3words.com/#!/stump.slick.planet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			94
A	(92-100)	85	
B	(81-91)		
C	(69-80)		
D	(55-68)		
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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