



PONTRHYDRUN

Guide price **£450,000**



ARCHER & CO

51 RHODFA'R HEBOG

Pontrhydyrun, Cwmbran, Torfaen NP44 1FJ



Located on a popular development
Close proximity to Cwmbran Town Centre
Close to connecting roads to the M4 corridor

Located on the ever-popular Edlogan Wharf development, Rhodfa'r Hebog is an impressive four bedroom detached family home, occupying a generous plot for the development and enjoying a pleasant outlook with a park positioned directly outside the property. The home offers spacious and versatile accommodation throughout, with large reception rooms that are ideal for both everyday family living and entertaining guests. Further highlights include three well-appointed bathrooms, ensuring comfort and convenience for modern family life, alongside a double garage and ample off-road parking.

Well balanced and thoughtfully laid out, the property is perfectly suited to growing families seeking a long-term, forever home. Its location is particularly appealing, being within close proximity to Cwmbran Town Centre, local amenities and schools, while also offering excellent access to connecting roads and the M4 corridor, making it ideal for commuters.



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KEY FEATURES

- Four bedrooms
- Detached double garage
- Utility room
- Study/playroom
- Three bathrooms
- Very generous reception rooms



STEP INSIDE

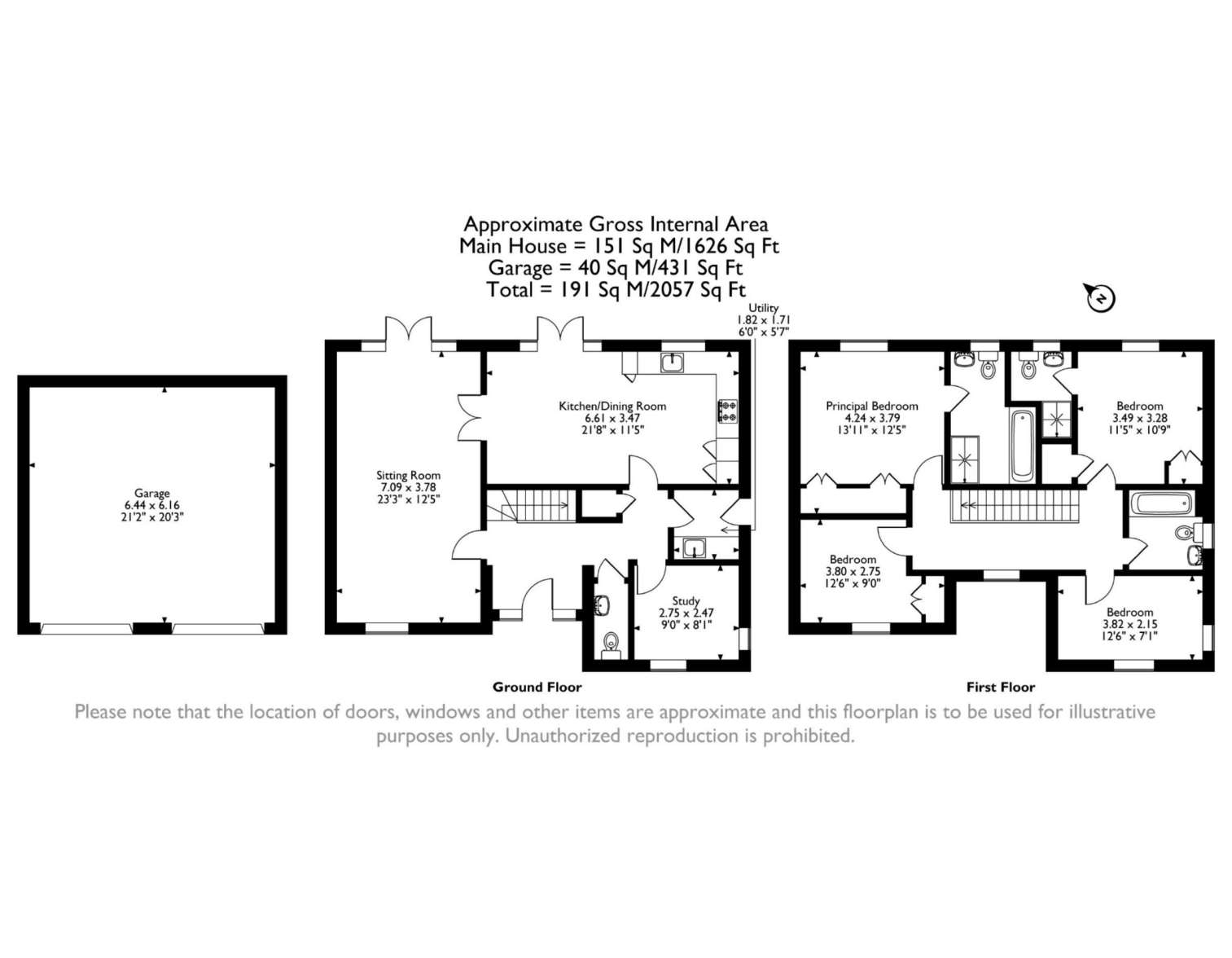


As you step inside the property, you are welcomed into a spacious and inviting entrance hallway that sets the tone for the generous accommodation throughout.

From right to left, the ground floor offers a convenient downstairs WC, a versatile study or playroom ideal for home working or family needs, and a separate utility room providing practical storage and laundry space.

The hallway then opens into a very generous kitchen diner, perfectly designed for modern family living, with ample room for dining and entertaining.

The kitchen diner flows seamlessly into the equally impressive family lounge, creating a sociable and flexible layout. From the lounge, there is wrap-around access back into the kitchen diner, while French doors open out to the rear garden, allowing natural light to flood the living spaces and enhancing the connection between indoor and outdoor living.



Stairs from the hallway lead to the first floor, where there are four well-proportioned bedrooms and a family bathroom.

The principal bedroom and bedroom two both benefit from their own private en-suite facilities.

STEP OUTSIDE



Occupying a generous 0.12 acre corner plot, the property enjoys an attractive and practical outdoor setting. To the front, a patio pathway leads to the main entrance, creating a welcoming approach to the home. The rear garden has been designed with ease of maintenance in mind, featuring a combination of patio areas ideal for outdoor seating and entertaining, followed by a neatly laid lawn. The garden offers a private and functional space for both families and social gatherings. From the rear garden, there is direct access to the double garage, which further benefits from two additional off-road parking spaces positioned to the front of the garage, providing ample parking and storage options.

AGENT'S NOTE

The property benefits from still being under the NHBC warranty.

The property is subject to an annual Estate charge for a newbuild estate - green space maintenance etc. This has not yet come into effect as the final house on Estate has not yet sold/transferred so TW still responsible for estate maintenance.

INFORMATION

Postcode: NP44 1FJ

Tenure: Freehold

Tax Band: F

Heating: Gas

Drainage: Mains

EPC: B





DIRECTIONS



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		92
B (81-91)	84	
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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