



# PONTRHYDRUN

Guide price **£400,000**



# 7 MIDSUMMER ROAD

Pontrhydyrun, Cwmbran, Torfaen NP44 1FR



Electric car charger  
Utility room & Downstairs WC  
Close to M4 corridor & Cwmbran Town

Situated on Midsummer Road within the increasingly popular Edlogan Wharf development in Cwmbran, this impressive four-bedroom detached home offers stylish, contemporary living throughout. Beautifully decorated by the current owners, the property boasts a spacious lounge, modern kitchen/dining area ideal for entertaining, and well-proportioned bedrooms including a generous principal suite with en-suite facilities.

Externally, the home benefits from its own private driveway providing ample off-road parking, along with a detached garage offering additional storage or secure parking. The enclosed rear garden provides a peaceful space for relaxing or hosting guests. Ideally positioned close to serene canal walks, perfect for leisurely strolls, and just a short drive from Cwmbran Town Centre with its range of shops, restaurants and amenities, this superb home combines convenience with lifestyle appeal.



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£400,000



### KEY FEATURES

- Traditional brick and block built detached house
- Beautifully decorated by the current owners
- Four bedrooms & principal Ensuite
- Detached garage with own driveway
- Utility room
- Downstairs WC



# STEP INSIDE



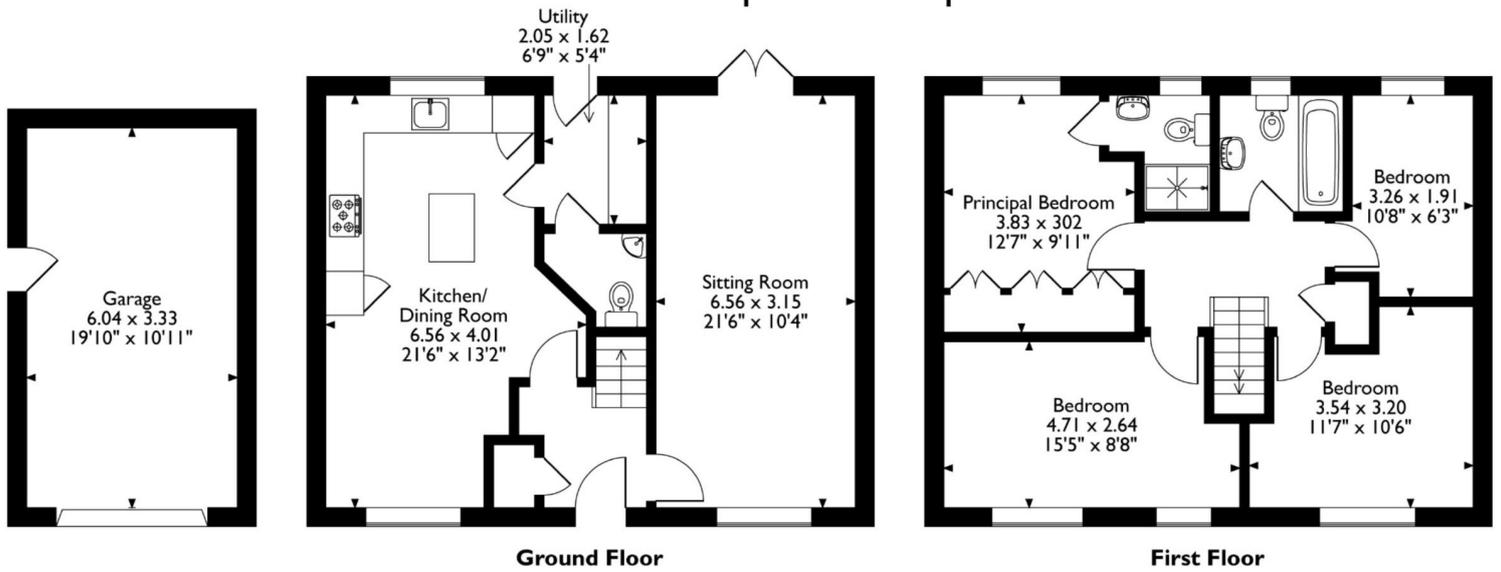
Inside this beautifully presented home on Midsummer Road and you are welcomed into a bright entrance hallway, offering access to the spacious lounge, a convenient storage cupboard, and the impressive kitchen diner.

The lounge provides a comfortable yet stylish setting, perfect for relaxing or entertaining guests.

The true centrepiece of the home is the stunning kitchen diner. Thoughtfully upgraded by the current owners, it features a striking kitchen island with breakfast bar, top-of-the-range integrated appliances, and ample dining space for family gatherings.

From here, there is access to the utility room, which in turn leads to the downstairs WC and out to the rear garden creating a practical and well-designed layout.

Approximate Gross Internal Area  
 Main House = 110 Sq M/1184 Sq Ft  
 Garage = 20 Sq M/215 Sq Ft  
 Total = 130 Sq M/1399 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.

To the first floor, you will find four well-proportioned bedrooms and a modern family bathroom, with the principal bedroom benefiting from its own en-suite.

Tastefully decorated throughout, the current owners have paid exceptional attention to detail, resulting in a stylish and welcoming family home.

# STEP OUTSIDE



Step outside and the property continues to impress. The front has been designed with low maintenance in mind, complemented by mature trees and established shrubs that create an attractive first impression. A private driveway provides convenient off-road parking and leads to the detached garage, offering secure storage or additional parking. There is also side gate access guiding you through to the rear garden.

To the rear, the garden enjoys a split-level design, thoughtfully arranged to provide both patio and lawned areas. The patio offers the perfect space for outdoor dining and entertaining, while the lawn is ideal for families or simply relaxing in the warmer months. Mature trees and shrubs add privacy and greenery, creating a pleasant and enclosed setting. A useful side door provides direct access into the garage, enhancing the practicality of this well-maintained outdoor space.

#### AGENT'S NOTE

The property benefits from still being under the NHBC warranty for approximately another 5 years.

The property's garage walls form the side and rear boundaries, and the owner has the right to request reasonable access to adjoining properties if maintenance or repairs are required.

We are also advised that the property is subject to an annual estate charge for the upkeep of the green spaces. This has not yet come into effect as the final house on the estate has not been sold, therefore upkeep is provided by the site team.

## INFORMATION

Postcode: NP44 1FR

Tenure: Freehold

Tax Band: E

Heating: Gas

Drainage: Mains

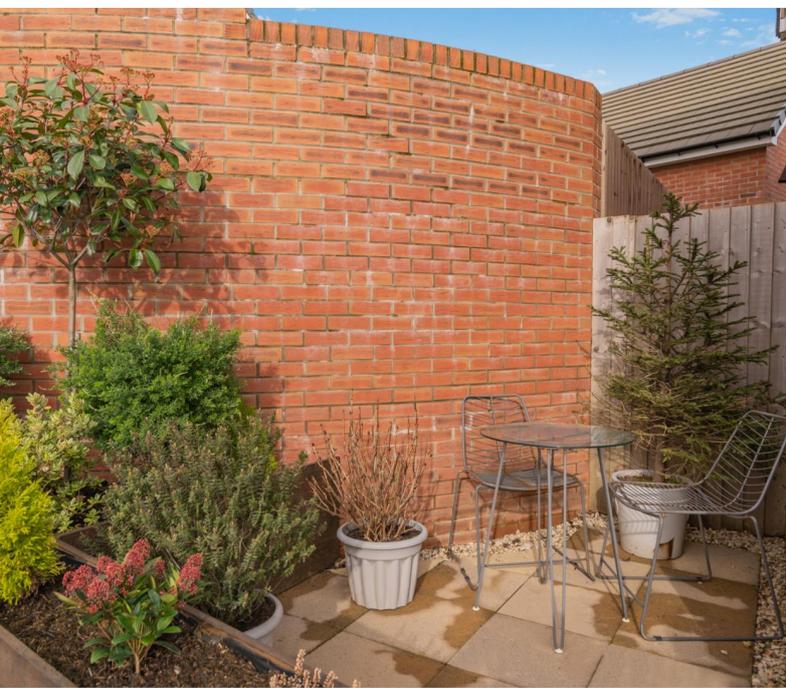
EPC: B





## DIRECTIONS

What3words: ///gear.dozed.logic



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92-100) <b>A</b>		<b>95</b>
(81-91) <b>B</b>		<b>85</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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