



PONTRHYDRUN

Offers over **£375,000**



40 RHODFAR EOS

Pontrhydyrun, Cwmbran, Torfaen NP44 1FN



Close proximity to Cwmbran Town Centre
Ideal family home
Utility & principal ensuite

Situated on the ever-popular Edlogan Wharf development in Cwmbran, this well-presented four bedroom detached property on Rhodfa'r Eos offers an ideal family home in a sought-after location.

The accommodation provides spacious and versatile living throughout, perfectly suited to modern family life. At the heart of the home is a bright and contemporary open plan kitchen diner, offering the perfect space for everyday living and entertaining, complemented by a separate utility room and a convenient downstairs WC.

Upstairs, four well-proportioned bedrooms provide comfortable accommodation, with the principal bedroom benefiting from its own ensuite shower room.

Outside, the property enjoys a low maintenance rear garden, ideal for relaxing or hosting guests, along with a private driveway and a detached garage providing ample parking and additional storage. Conveniently positioned within close proximity to Cwmbran town Centre and excellent road links connecting to the M4 corridor, as well as local schools and amenities.



Offers over
£375,000



KEY FEATURES

- Four double bedrooms
- Principal ensuite
- Utility room
- Downstairs WC
- Detached garage
- Open plan kitchen diner



STEP INSIDE



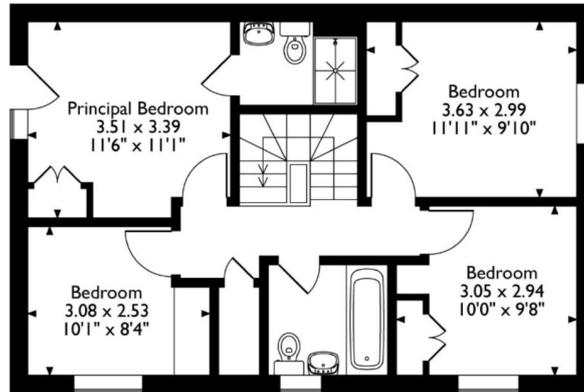
As you step inside the property, you are welcomed into a spacious and inviting entrance hall that immediately sets the tone for the accommodation throughout.

From here, you have access to the family lounge, the impressive open plan kitchen diner, a convenient downstairs WC and the staircase rising to the first floor, creating a practical and well-balanced layout ideal for family living.

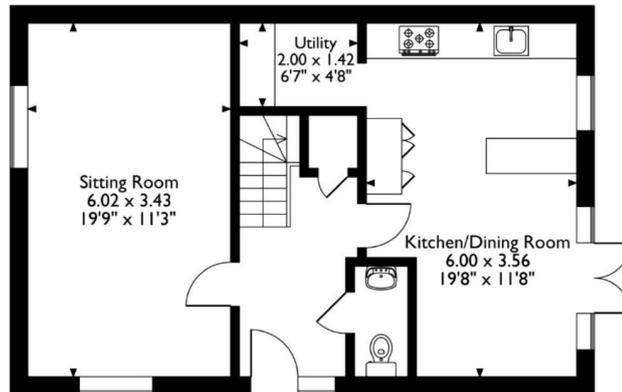
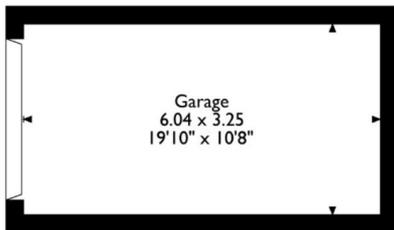
The family lounge offers a comfortable retreat, perfect for relaxing evenings, while the kitchen diner provides a fantastic sociable space at the heart of the home.

The kitchen benefits from an array of integrated appliances and ample storage, seamlessly flowing into the dining area. French doors open directly onto the rear garden, allowing for plenty of natural light and creating an ideal setting for indoor-outdoor living and entertaining.

40, Rhodfa'r Eos, Pontrhydyrun, Cwmbran
Approximate Gross Internal Area
Main House = 112 Sq M/1206 Sq Ft
Garage = 20 Sq M/215 Sq Ft
Total = 132 Sq M/1421 Sq Ft



First Floor



Ground 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.

A separate utility room is accessed from the kitchen, offering additional workspace and practicality.

To the first floor, you will find four well-proportioned bedrooms and a modern family bathroom, with the principal bedroom enjoying the added luxury of its own ensuite shower room.

STEP OUTSIDE



Stepping outside, the rear garden has recently been landscaped by the current owners to create a stylish and low maintenance outdoor space. Designed with ease of upkeep in mind, the garden features a generous patio area leading onto artificial lawn, providing the perfect setting for outdoor dining, entertaining or simply relaxing. The garden also benefits from being a real sun trap, making it an ideal spot to enjoy warmer days well into the evening.

Externally, the property further benefits from a two-car driveway, offering convenient off-road parking, along with a detached garage providing additional storage or secure parking options.

AGENT'S NOTE:

The property benefits from solar panels which the vendors advise are leased.

INFORMATION

Postcode: NP44 1FN
Tenure: Freehold
Tax Band: E
Heating: Gas
Drainage: Mains
EPC: C





DIRECTIONS

What3words: ///orders.cover.lamp



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			93
(92-100)	A		
(81-91)	B	83	
(69-80)	C		
(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	

25 Bridge Street, Usk, NP15 1BQ
 01633 449884
 newport@archerandco.com
 www.archerandco.com



All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Floorplans and photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.