

Park Lawn Close, Cwmbran



Guide price £480,000

OFFERED WITH A GUIDE PRICE OF £480,000 to £520,000

Maed Y Parc is an outstanding 5 bedroomed architect designed unique property that has been built to the highest specification by the current owners. Set in a quiet cul de sac, which overlooks the local park, the property is within walking distance to the heart of Pontnewydd the local village and a short distance from Cwmbran town centre, local schools and good transport links via road and rail with Cwmbran train station being just a few minutes drive away.

Internally no expense has been spared and the outstanding internal accommodation is set over 3 floors and the specifications include underfloor heating to the ground floor via a Wundafloor system and 600 x 600 ceramic tiles, there are LED spotlights through out the house with the hallway being sensor controlled. The kitchen / dining room opens out via bi folding doors and is a superb entertaining room with a range of Keller units with a Corian Island and purpose built Corian dining table with the fitted appliances being either John Lewis or Gorenje

Throughout the house there is a feature stair case made out of solid Oak and glass which has been hand built by local craftsmen and the bathroom fittings are Villeroy & Boch, with Kaldewi shower trays and Matki doors.

The property further benefits from gas central heating via a Vaillant system boiler with 300 litre pressurised hot water cylinder, the double glazing throughout has Pilkington Argon filled double glazing with Hormann by design aluminium front door.

HALLWAY 23'7 X 9'11

Entrance door. Spotlights to ceiling, deep skirting, ceramic tiled floor with under floor heating, smoke alarm, stairs to first floor landing, doors to;



KITCHEN/ DINING ROOM 21'6 X 19'3

Bi folding doors to rear, windows to side and rear, spotlights to ceiling, smoke alarm, deep skirting,



GROUND FLOOR W.C. 5'5 X 8'

Window to rear. Spotlights to ceiling, extractor unit, deep skirting, ceramic tile floor with under floor heating. Low level W.C and basin set in vanity unit

BOILER ROOM 6'1 X 3'

Ceramic tiled floor. Vaillant wall mounted system boiler, tank..

UTILITY ROOM 11'6 X 6'9

Window to side. Spotlights to ceiling, smoke alarm, ceramic tiled floor with under floor heating. Range of base units with work top over.



GARAGE 18'7 X 13'4

Insulated electric remote controlled garage door. Windows to rear.

FIRST LANDING 10'6 x 14'4 max

Window to rear. Radiator, doors to;



SITTING ROOM 18'10 X 13'11

Entered via double doors. Windows to front side and rear. Spotlights to ceiling, two radiators.



BEDROOM FIVE / STUDY 7'8 X 7'1

Window to side. Radiator



BEDROOM TWO 17'6 MAX X 12'5 MAX

Window to front. Spotlights to ceiling, radiator, door to;



EN SUITE SHOWER ROOM 7'6 X 6'6

Window to side. Spotlights to ceiling, extractor unit, ceramic tiled floor, chrome heated towel rail. Suite comprising double shower, low level W.C, wall mounted basin



BEDROOM FOUR 13'9 X 9'11

Window to side. Spotlights to ceiling, radiator.



FAMILY BATHROOM 10'4 X 7'4

Window to rear. Spotlights to ceiling, extractor unit, ceramic tiled floor and walls. Suite comprising deep bath with centre taps, large walk in shower with waterfall shower, low level W.c with concealed cistern, wall mounted basin.



FAMILY BATHROOM 10'4 X 7'4

Window to rear. Spotlights to ceiling, extractor unit, ceramic tiled floor and walls. Suite comprising deep bath with centre taps, large walk in shower with waterfall shower, low level W.C with concealed cistern, wall mounted basin.

MASTER BEDROOM 22'4 x 14'4

2 velux windows. Spotlights to ceiling, smoke alarm, two radiators, doors to;



WALK IN WARDROBE 10'4 X 5'9

EN SUITE SHOWER ROOM 13'10 X 4'9

Spotlights to ceiling with extractor unit, ceramic tiled floor. Heated towel rail. Double shower, low level W.C, double basin.



BEDROOM THREE 14'1 X 12'10

Two velux windows to front two velux windows to rear. Spotlights to ceiling, radiator.



OUTSIDE

FRONT

Double pillars to tarmac driveway with off road parking outside garage and an assortment of fruit trees and bushes, slabbed patio from kitchen,



SIDE

Additional patio area to side with steps to further garden laid to lawn and enclosed with wrought iron railings.



TENURE

WE ARE ADVISED THE PROPERTY IS FREEHOLD

All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us.

Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it.

Any vehicular access/right of way mentioned must be verified by your legal advisors.

If the sales details mention any outbuildings, extensions or any improvements the purchaser must ask their legal advisor to confirm that the necessary permissions have been granted for these items.

