



4 Edgehill

Llanfrechfa, Cwmbran, Torfaen, NP44 8UA

 **DAVID JAMES**

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A well presented spacious four bedroom detached house situated in a highly sought after location close to all local amenities and within a short distance from The Grange hospital. The property also lies within easy access to Cwmbran Shopping Centre with many supermarkets and a variety of shops and cafes. Newport City, railways links and The M4 are also closeby.

- SPACIOUS ENTRANCE HALL
- AND PORCH
- LOUNGE
- DINING ROOM
- KITCHEN
- GARDEN ROOM
- FOUR BEDROOMS
- BATHROOM WITH SHOWER AND BATH
- DRIVEWAY AND GOOD SIZE GARDENS
- SOLAR PANELS

Offers in the region of
£470,000

Court Barn, West End, Magor, Monmouthshire, NP26
3HT

cwmbran@david-james.co.uk
Tel 01633 868341
www.david-james.co.uk

Entrance Porch
21'1" x 4'5" (6.43m x 1.35m) Upvc double glazed door and double glazed windows to front and side elevations, tiled floor, double glazed patio doors and side screen to lounge, double glazed door and side screens to hallway.

Entrance Hall
Solid wood flooring, radiator, Georgian style doors to lounge.

Lounge
19'5" x 11'9" max (5.92m x 3.58m max) Solid wood flooring, feature fireplace with coal effect gas fire, coved ceiling, radiator, double glazed window to side and double glazed patio doors and side screens to porch, open plan to:

Dining Room
10'9" (3.28) x 9'4" (2.84) plus chimney breast, solid wood flooring, coved ceiling, radiator, double glazed window to side.

Kitchen
13' x 9'11" (3.96m x 3.02m) Floor and wall units, one and half sink and drainer, tiled splash backs, range style cooker with filter canopy over, vinyl flooring, open plan to:

Garden Room
12'3" x 8'11" (3.73m x 2.72m) Radiator, double glazed windows to both elevations, patio doors and side screen to rear garden.

Separate w/c
Low level w/c, vanity unit with cupboard beneath and wash hand basin, tiled floor, coved ceiling, obscured double glazed window to rear.

First Floor Landing
Loft access hatch, fitted double cupboard.

Bedroom One
12'4" x 10'8" (3.76m x 3.25m) Fitted wardrobes, radiator, double glazed window to front enjoying extensive mountain views.

Bedroom Two
12' x 9'2" (3.66m x 2.8m) Fitted wardrobes, radiator, double glazed window to rear.

Bedroom Three
10'7" x 9'5" (3.23m x 2.87m) Built in cupboard, radiator, double glazed window to front with extensive mountain views.

Family Bathroom
8'8" max x 8'3" (2.64m max x 2.51m) Panelled bath, shower cubicle with plumbed in shower, vanity unit with cupboards, wash hand basin

and w/c, fully tiled walls, coved ceiling, heated towel rail, vinyl flooring, obscured double glazed window to rear.

Lower Ground Floor
Bedroom Four
21'1" x 10'10" (6.43m x 3.3m) Shelved recess, laminate flooring, double radiator, small fitted cupboard, fuse box, double glazed window to front and side.

Rear Porch
Tiled floor, part glazed door to side.

Utility Room
Sink and drainer, Vaillant combination gas boiler, tiled floor, space for fridge, double glazed window to side.

Hobby/Workshop
14'3" x 11'6" (4.34m x 3.5m) Radiator, double glazed window to rear.

Outside
At the front of the property there is a large garden with flower beds, good sized driveway, access to the side and rear garden. Good size enclosed rear garden with lawn, shrubs, pathway, greenhouse.

Tenure - Freehold

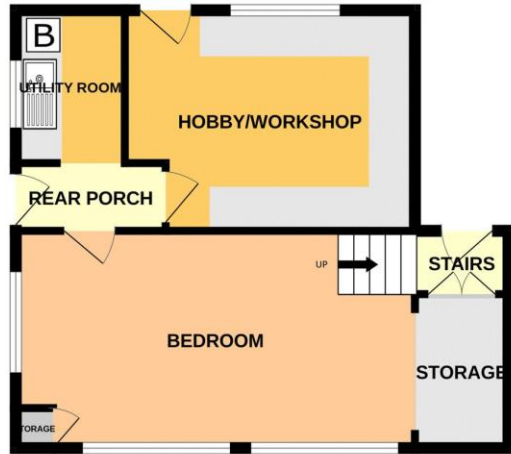
PLANS AND PARTICULARS

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