



23 Park View

Pontnewydd, Cwmbran, Torfaen, NP44 1RB



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IRB

A Spacious period style three bedroom end of terrace house situated close to Pontnewydd Village and local park and within a short distance to Cwmbran Shopping Centre with an abundance of shops, cafes, restaurants and supermarkets. All major roads and railway links are within easy access and the property is offered with no upper chain.

- ENTRANCE PORCH
- ENTRANCE HALLWAY
- LOUNGE
- SEPARATE DINING ROOM
- FITTED KITCHEN
- GROUND FLOOR BATHROOM
- WITH SHOWER AND BATH
- SEPARATE W/C
- THREE BEDROOMS
- GAS CENTRAL HEATING WITH
- COMBINATION BOILER
- OAK INTERIOR DOORS
- FRONT AND REAR GARDENS

Asking Price
£200,000

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

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Entrance Porch

uPVC door with glass panels and double glazed window above, glazed door to:-

Entrance Hallway

Tiled floor, dado rail, radiator, staircase to first floor, Oak doors.

Lounge

13'3" (4.04) into bay x 12'1" (3.68) into alcove Adam style fireplace, radiator, double glazed window to front overlooking the park.

Dining Room

13'1" x 10'10" (4m x 3.3m) Tiled floor, radiator, double glazed window to rear.

Kitchen

9'1" x 8'9" (2.77m x 2.67m) Fitted floor and wall units incorporating integrated fridge/freezer, Belfast sink, integrated electric oven with electric hob and canopy over, plumbing for washing machine, breakfast bar, large understairs cupboard, double glazed windows to both elevations.

Rear Porch

Part glazed door to side.

Ground Floor Cloaks

Low level w/c, part tiled walls, obscured double glazed window.

Family Bathroom

8'7" x 6'5" (2.62m x 1.96m) Panelled bath, corner shower cubicle with shower, wash hand basin, radiator, tiled walls, obscured double glazed window.

First Floor Landing

Balustrade, built in cupboard, loft access hatch.

Bedroom One

Radiator, double glazed window to front overlooking the park.

Bedroom Two

12'2" (3.7) max x 10'5" (3.18) into alcove Radiator, double glazed window to rear.

Bedroom Three

8'11" x 8'7" (2.72m x 2.62m) Built in cupboard housing Baxi combination gas boiler, radiator double glazed window to rear.

Outside

Enclosed forecourt to front.

At the rear there is a good size enclosed mature garden.

Tenure - Freehold

Council Tax - Torfaen BC - Band C

EPC Rating E (45)

Ref: CHE230250

Date: 26th June 2025

PLANS AND PARTICULARS

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