



24 Avondale Road
Pontrhydryn, Cwmbran, NP44 1UD





24 Avondale Road

Pontrhydyrun, Cwmbran,
Torfaen, NP44 1UD

£230,000 Freehold

3 Bedrooms : 1 Bathrooms : 1 Reception Room

A semi detached true bungalow with surprisingly generous rear garden. Adaptable accommodation includes: living room, 3 double bedrooms and bathroom. Kitchen-diner looking onto the garden. Forecourt parking for two cars. Driveway and garage. Large garden to rear.

EPC rating: D63

Directions

Travel North from Newport along the A 4042 (to the East if the Brynglas Tunnels). After close to 6 miles turn left at the insulation plant roundabout onto the A4051. After a further half a mile - at the next roundabout - turn left into Avondale Road. Pass the Premier Inn Cwmbran and continue over the crossroads in a southerly direction to find 24 Avondale Road to your right after about 100 yards.

- Newport City Centre 6.5 miles
 - Cardiff City Centre 19.6 miles
 - Bristol City Centre 34 miles
 - M4 (J26) 5.2 miles
 - Cwmbran 2 miles
-

Your local office: Cowbridge

T 01446 773500

E cowbridge@wattsandmorgan.co.uk





Summary of Accommodation

ABOUT THE PROPERTY

- * A traditional, semi detached bungalow with generous, larger-than-expected garden to rear
 - * A true bungalow with kitchen extension and offer flexible accommodation
 - * Central entrance hallway with doors off to all rooms and, to the end, opening directly in to the kitchen
 - * Living room with bay window looking to front elevation
 - * Three further rooms / bedrooms providing a great deal of adaptability
 - * Bathroom with three piece white suite; electric shower over bath
 - * Kitchen to rear with broad window looking out over the rear garden and door to side, driveway elevation with garden beyond
 - * Fitted with a range of modern units with electric oven and gas hob to remain; space and plumbing for washing machine
 - * There remains room for a dining table.
-

GARDENS AND GROUNDS

- * Drop down kerb from roadway leads through pillared entrance on to a block-paved forecourt parking area
 - * Block paving continues, through a gated entrance, to the side of the property and to the garage
 - * Detached garage (approx. max 6.4m x 2.8m) accessed via an 'up and over' door
 - * Surprisingly large garden to the rear of the property enclosed by fencing
 - * Westerly facing garden includes paved seating areas and lawn
-

TENURE AND SERVICES

Freehold. It is understood that all mains services connect to the property. Gas-fired 'combi' central heating.

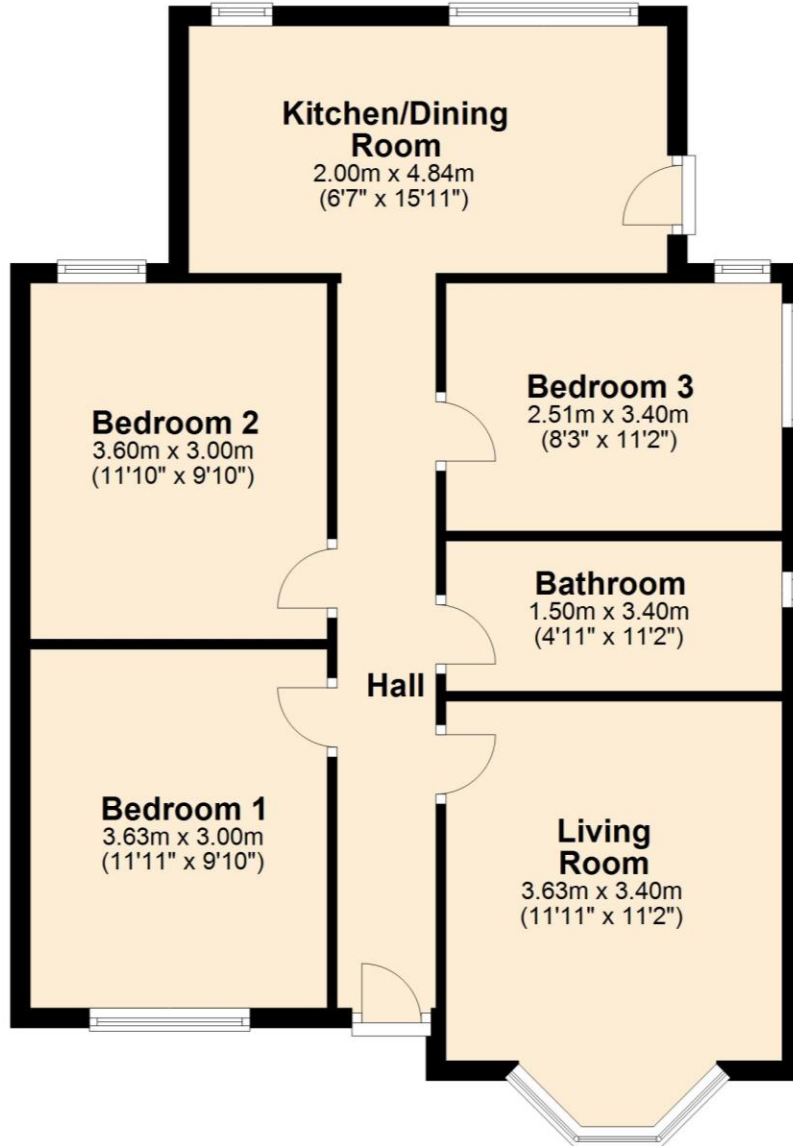
PROCEEDS OF CRIME ACT 2002

Watts & Morgan LLP are obliged to report any knowledge or reasonable suspicion of money laundering to NCA (National Crime Agency) and should such a report prove necessary may be precluded from conducting any further work without consent from NCA.



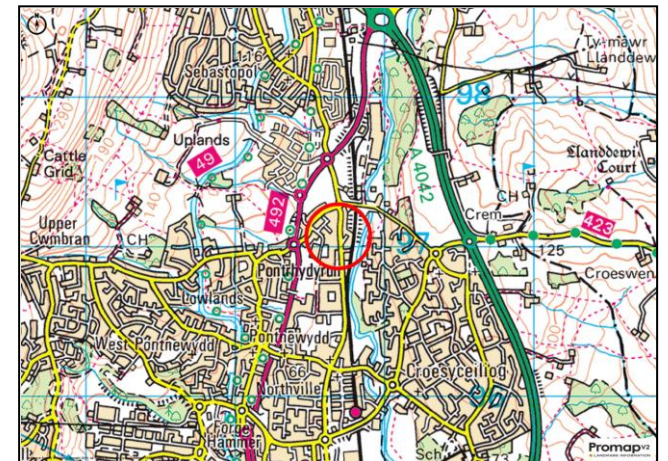
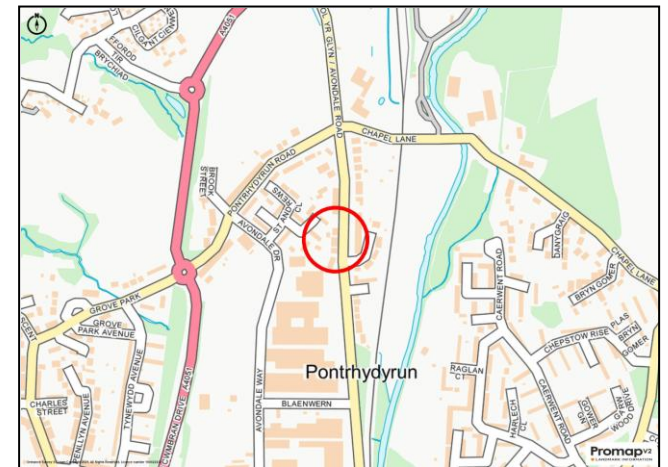
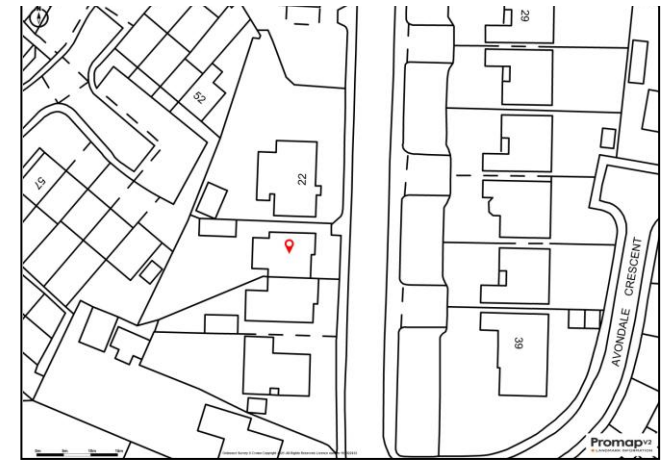
Ground Floor

Approx. 65.5 sq. metres (705.1 sq. feet)



Total area: approx. 65.5 sq. metres (705.1 sq. feet)

Plan produced by Watts & Morgan LLP.
Plan produced using PlanUp.





Bridgend

T 01656 644 288

E bridgend@wattsandmorgan.wales

Cowbridge

T 01446 773 500

E cowbridge@wattsandmorgan.wales

Penarth

T 029 2071 2266

E penarth@wattsandmorgan.wales

London

T 020 7467 5330

E london@wattsandmorgan.wales



@WattsandMorgan



wattsandmorgan



wattsandmorgan.wales

