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4 Primrose Court
Ty Canol,
Cwmbran, NP44 6JJ

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Asking price **£415,000**

This five double bedroom detached property offers generous sized accommodation ideal for a large or growing family, situated in a sought-after location within walking distance to local Primary School.

Five double bedroom detached family home

Spacious living and bedroom accommodation ideal for large or growing family

Three reception rooms plus ground floor bedroom 5/sitting room

Kitchen, utility room, ground floor cloakroom

Four double bedrooms to first floor

Bedroom one with en-suite shower room

Family bathroom

Ample off-road parking

Enclosed rear and side garden with summer house/workshop

Viewings highly recommend





This spacious detached property offers generous sized living and bedroom accommodation ideal for large or growing family. It is situated in a sought-after location on the periphery of Cwmbran, within walking distance to Henllys Primary School.

The well presented accommodation briefly comprises an **entrance hall** with stairs to first floor with useful under stairs storage cupboard space. The **Lounge** with French doors to rear, giving access and view into the garden, has a door off into **bedroom 5/sitting room**. This ground floor bedroom with glazed door to rear, has a doorway leading into the study/playroom which has a window to front with views over the driveway. The **kitchen**, with window to front, offers a range of base and wall mounted units with roll top work surfaces with splash back tiling over. Space and plumbing for a free standing cooker with fitted cooker

hood above. The kitchen has light ash effect laminate wood flooring which continues into the dining room. The **dining room** also has French doors to rear, leading onto a paved patio making it an ideal entertainment space. Off the kitchen is a **utility room** with door to side. It offers a further range of fitted base and wall mounted units and has space and plumbing for washing machine and tumble dryer. The ground floor **cloakroom** houses a two-piece suite, plus a wall mounted gas fired combination boiler.

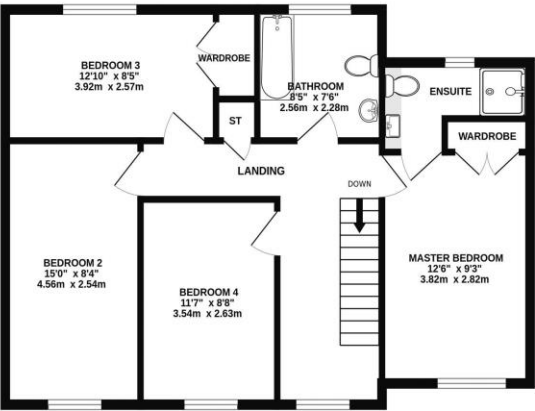
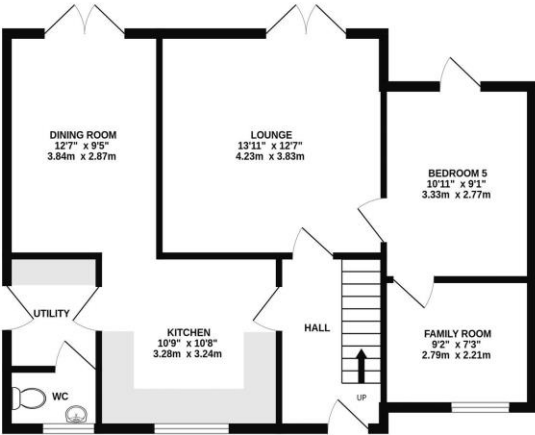
The first floor **landing**, with window to front, has space for a study area. It has a built-in airing cupboard plus loft inspection point and gives access to the bedroom accommodation. There are four generous sized double bedrooms. **Bedroom one** benefiting from built-in wardrobes also has an en-

suite shower room, housing a white three-piece suite, plus fitted storage units and full tiling to floor and walls. **Bedroom two** and **four** are both located at the front of the property with windows enjoying views into the cul-de-sac. **Bedroom three** enjoys far reaching views between neighbouring properties and has built-in wardrobe cupboards. The **family bathroom** has a white three-piece suite, including panel bath. There is potential to re-configure the bathroom to include a separate shower cubicle. Outside to the front of the property is a paved driveway and ornate gravelled forecourt.

To the rear and side is an enclosed garden plot bordered by overlap wood fencing. The garden is extensively laid to lawn, with paved and patio areas with fitted pergola plus a generous sized summer house/workshop.

GROUND FLOOR
686 sq.ft. (63.8 sq.m.) approx.

1ST FLOOR
686 sq.ft. (63.8 sq.m.) approx.



TOTAL FLOOR AREA: 1373 sq.ft. (127.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Directions

Exit the M4 at Junction 26. Travel north along the A4051. At the first roundabout, take the first exit onto Cwmbran Drive. Proceed over the next 3 roundabouts onto Henllys Way. Continue on this road, proceed over the mini roundabout, then take the 2nd right, onto Fairwater Way. At the roundabout take the second exit and proceed up the hill. Take the 3rd right turning onto Ty Canol Way. Turn right onto Primrose Close, turn left and left again where number four will be found.

Tenure

Freehold

Services

Mains water, electric, gas and drainage
Council Tax Band E
EPC Rating C

Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

Viewing strictly by appointment through
Herbert R Thomas

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