



## Stoney Road, Garndiffaith offers over £450,000

- Five bedroom individually designed self-build home
- Large garage and driveway parking for multiple vehicles
- Elevated position with stunning panoramic valley views
- Two generous reception rooms
- Principal bedroom with en-suite
- Ground floor WC
- Council tax: F. EPC: C.



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## About the property

An impressive five-bedroom home offering spacious accommodation, including two reception rooms, a large modern kitchen, and two en-suite bedrooms. Boasting stunning valley views, a large garage, and ample parking for multiple vehicles, this exceptional property is perfect for modern family living.







## Accommodation

### Hallway

### Wc

### Garage

22' x 11' 10" ( 6.71m x 3.61m )

### Lounge

16' 8" x 13' 7" ( 5.08m x 4.14m )

### Kitchen

16' 9" x 15' 3" ( 5.11m x 4.65m )

### Living Room

17' 2" x 10' 4" ( 5.23m x 3.15m )

### Bedroom Four

16' 8" x 8' 4" ( 5.08m x 2.54m )

### Bedroom One

16' 8" x 13' 7" ( 5.08m x 4.14m )

### Ensuite

### Bedroom Two

13' 2" x 10' ( 4.01m x 3.05m )

### Ensuite

### Bedroom Three

16' 8" x 13' 7" ( 5.08m x 4.14m )

### Bedroom Five

14' 7" x 8' 6" ( 4.45m x 2.59m )

### Agents Note

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

01633 484855

cwmbran@peteralan.co.uk



## Floorplan



Total floor area 219.0 m<sup>2</sup> (2,357 sq.ft.) approx

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