



Eureka House

Pentre Lane, Llantarnam
Cwmbran, NP44 7AR

A superb opportunity to acquire a recently refurbished and unfinished three-bedroom detached family home with garage in the sought-after village of Llantarnam.

- Detached three-bedroom family home • Situated in the desirable village of Llantarnam •
- Recently fitted kitchen and shower room • Pretty lawned side and rear garden •
- Garage with off road parking •



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A recently refurbished but unfinished three-bedroom family home with new fitted kitchen and shower room.

Situated on the edge of the highly sought-after village of Llantarnam, the property is within proximity to many of the local amenities and will appeal to many potential purchasers.

Llantarnam – 0.9 miles

Cwmbran – 3.4 miles

M4/J.25/Newport – 3.4 miles

Cardiff - 15.1 miles

Bristol – 32 miles

Location & Situation

The property enjoys an excellent accessible location on Pentre Lane, west of the village of Llantarnam, between the towns of Cwmbran and Newport, a short distance from the M4.

Llantarnam offers a number of local amenities, including The Three Blackbirds Inn within walking distance at the end of Pentre Lane, Llantarnam Community Primary School and the historic Llantarnam Abbey.

An extensive range of shopping and recreational facilities are only a short car distance away at the highly regarded shopping centres of Cwmbran and Newport. Both centres have recently benefited from significant investment including the Friars Walk shopping and leisure complex at Newport. There are strong primary and secondary schooling at Cwmbran or Newport, with the excellent Rougemont Private School for Boys and Girls nearby at Llantarnam Hall.

The Monmouthshire to Brecon Canal crosses Pentre Lane, a short walk away to the east. Eureka House is also well located for utilising the wealth of recreational and leisure facilities available in the region particularly Golf and Dining at the Celtic Manor Leisure Resort, Newport and Sporting/Entertainment events at Cardiff. National Hunt Racing is hosted at Chepstow Racecourse, the home of the Welsh Grand National.

There are excellent connections to the main road network with Junctions 25A (east) 26 & 27 all within short easy reach. The A4042 at Llantarnam provides a direct connection to the A40/A465 at Abergavenny. A main line railway station is also accessible at Newport, providing direct connections to Cardiff/Swansea, Manchester, Bristol / Bath and London.



The Residence

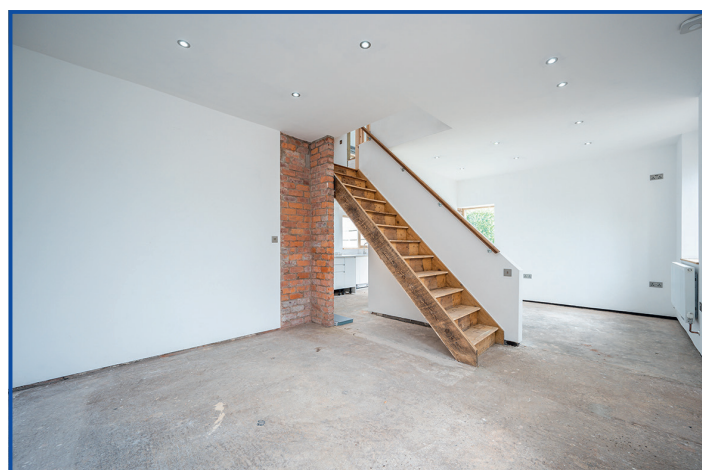
A recently refurbished but not finished delightful three-bedroom residence allowing any purchaser to put their own stamp on the property.

Accessed from the front, the door opens into a fully enclosed entrance hall opening out into the open plan sitting and dining room with dual windows to the front and central staircase.

From the sitting room a doorway leads to the kitchen with base units, sink, integrated appliances, electric fan oven and induction hob with windows to the rear providing a view of the garden. The kitchen also benefits from a side door to the outside.

From the staircase in the open plan sitting and dining room stairs lead up to the first-floor landing. On the right-hand side is the first of the double bedrooms with original boarded floor, and single front aspect window. Also on the right is the family bathroom with walk in shower, wc, wash basin and heated towel rail.

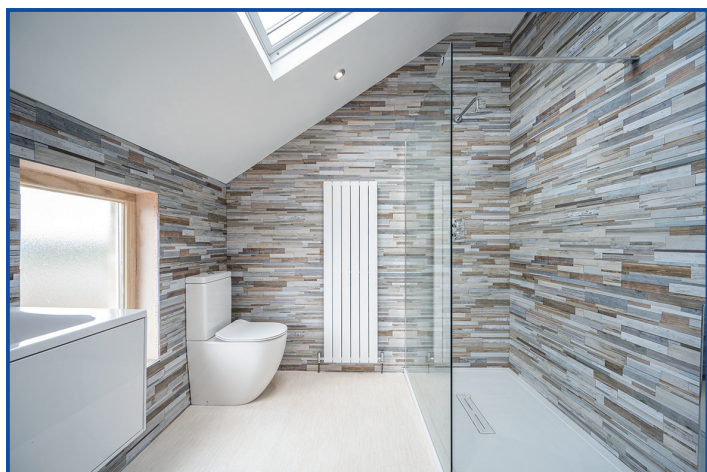
Left of the stairs is the second double bedroom also with original boarded floor, and single front aspect window. The bedroom benefits from an additional above head storage space. Adjacent to bedroom 2 and also on the left of the stairs is the last of the bedrooms, a single bedroom/office with boarded floor and single aspect window to the side.



The property is bright, light and well laid out offering a welcoming home in a prime location.

The property has recently been renovated but not finished, which enables any purchaser to choose their own flooring and put their own stamp on the property at minimum cost.

Externally the property is of a dressed stone and rendered brick-built construction, with stone and rendered walls under a pitched slate roof. The property benefits from mains electricity, and mains water. It is plumbed in for oil-fired central heating with radiators throughout and has a bunded tank in the garden waiting for any purchaser to buy and install their own boiler. There is also a covered-up fireplace in the sitting room if any purchaser wanted to heat with solid fuel.



Outside

Attached to the western elevation of the property is a fully enclosed garage with space for a car and also a working area/utility space to the rear, with concrete floor and sheeted roof. The central heating pipes are routed through to the garage ready for any purchaser to install their boiler.

Externally, the front boundary of the property is fully enclosed with a metal rail fence with gravelled area ready to be paved. The garden area extends to the east and rear of the house with level lawned area to the side and graded steps up to a levelled garden to the rear, all laid to grass and enclosed with timber fence panels and mature hedges offering a high degree of privacy providing a private peaceful garden that is not overlooked.

In all the property extends to approximately 0.08 acre.

Services

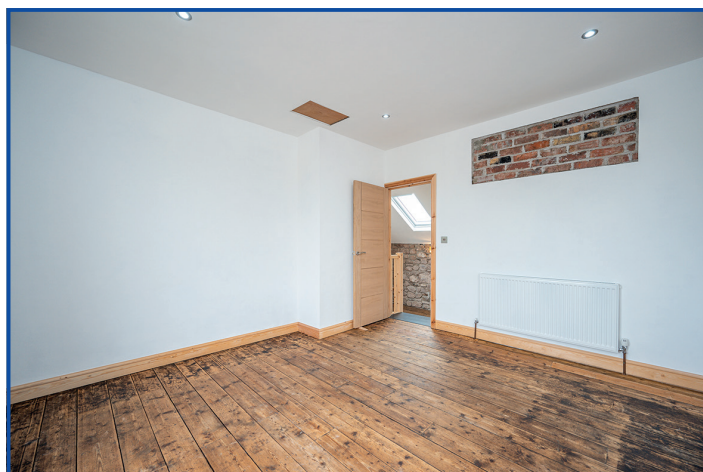
Eureka House benefits from mains electricity and mains water. Foul drainage is to a septic tank. The property is plumbed in for central heating but there is no boiler.

Fixtures & Fittings

All fixtures and fittings in Eureka House are excluded from the sale but may be available by separate negotiation.

Tenure

Freehold with vacant possession upon completion.



Local Authority

Torfaen County Borough Council 01495 762200.

The property is classified as Band E for Council Tax.

Wayleaves, Easements & Rights of Way

The property will be sold subject to and with the benefit of all wayleaves, easements and any public and private rights of way that exist, whether or not, they are specifically referred to in these particulars.

Sale Method

The Property is offered for sale by Private Treaty.

Directions

From Junction 26 M4 (A4051) or Junction 25 M4 (A4042) proceed to Rougemont School roundabout (where Cwmbran Drive/Newport Road/Malpas Roads all meet). Take the exit from Rougemont School roundabout for Newport Road (sign posted 'The Three Blackbirds Inn'). Proceed along Newport Road until reaching Pentre Lane on the left at the top of the hill (sign posted 'The Three Blackbirds Inn'). Proceed along Pentre Lane for 0.6 miles and the property will be on your right. Postcode: NP44 7AR.

Viewings

Strictly by appointment with Powells – 01600 714140.

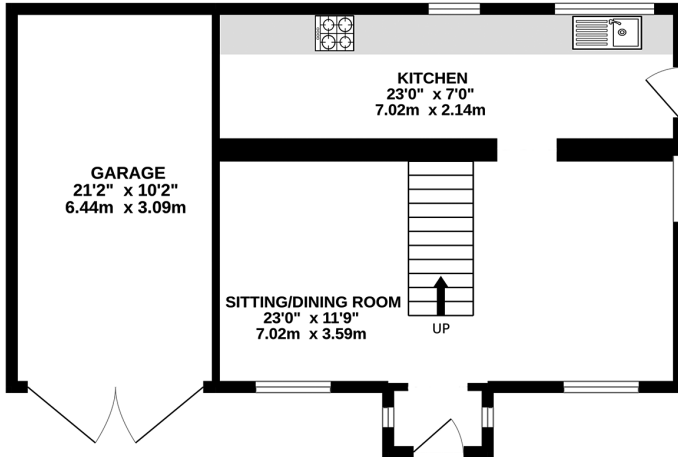


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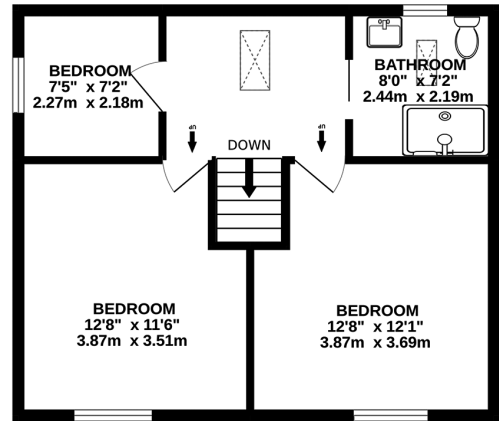
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Floorplan

GROUND FLOOR
639 sq.ft. (59.4 sq.m.) approx.



1ST FLOOR
476 sq.ft. (44.2 sq.m.) approx.



TOTAL FLOOR AREA : 1114 sq.ft. (103.5 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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EPC

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F	36 F	
1-20	G		



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