

**Fensaler Sluvad Road
Pontypool, NP4 0SX**



£695,000

EXCEPTIONAL LUXURY PROPERTY

SHORT DRIVE FROM M4

SIX BEDROOMS

INCREDIBLE LAWNED REAR GARDEN

GATED IN & OUT DRIVEWAY

**HIGHLY DESIRABLE SEMI-RURAL LOCATION CLOSE TO
LLANDEGFEDD RESERVOIR**

HIGH SPEC RENOVATION

FOUR BATHROOMS

STUNNING COUNTRYSIDE VIEWS

TWO GARAGES

A truly exceptional, luxury modern house with outstanding gardens and stunning countryside views offering highly spacious six bedroom, four bathroom accommodation in a hugely desirable semi-rural location near Llandegfedd Reservoir and a short drive from the M4. The property benefits from a comprehensive, high specification renovation and features a gated in and out driveway and two garages. Very highly recommended.

ACCOMMODATION

Porch

Entrance door, tiled floor, two uPVC double glazed front windows and uPVC double glazed door to;

Hall

Stairs to the first floor with spindled balustrade and newel post, storage cupboard, open to;

Open Plan Kitchen Diner & Living Room 26' 3" x 23' 6" (7.99m x 7.16m)

Stunning open plan kitchen and family room. Kitchen area fitted with wall and base units, wood effect work surfaces, inset one and a half drainer sink unit with mixer tap, five ring stainless steel gas burner, stainless steel electric oven, chimney cooker hood, integrated fridge, integrated freezer, integrated dishwasher, uPVC double glazed front window and inset ceiling spotlights. Large living and dining area with uPVC double glazed bi-fold doors to garden.

Conservatory 12' 0" x 10' 9" (3.65m x 3.27m)

Good size uPVC double glazed conservatory with tiled floor and French doors to garden.

Utility Room

Fitted wall and base units, wood effect work surfaces, inset one and a half drainer sink unit with mixer tap, plumbing for washing machine, three double glazed Velux windows, inset ceiling spotlights, tiled floor, uPVC rear door.

Cloakroom

White low level w.c. and wash hand basin, tiled splashback, tiled floor, inset ceiling spotlights, uPVC double glazed front window.

Sitting Room 25' 9" x 15' 0" (7.84m x 4.57m)

Superb, large reception room with uPVC double glazed front window and uPVC double glazed bi-fold doors to garden.

First Floor Landing

Attractive landing with spindled balustrade and newel post, uPVC double glazed front window, uPVC double glazed stained glass front window, inset ceiling spotlights and loft access.

Bedroom 1 15' 3" x 11' 6" (4.64m x 3.50m)

Master bedroom with uPVC double glazed side window, built in wardrobes and uPVC double glazed French doors to balcony with glazed balustrade and stunning outlook.



En-Suite

White low level w.c., panelled bath and pedestal wash hand basin, tiled surrounds, fully tiled shower, inset ceiling spotlights, chrome heated towel rail.

Bedroom 2 12' 9" x 10' 6" (3.88m x 3.20m)

Spacious second bedroom with uPVC double glazed rear window.

Bedroom 3 10' 3" x 9' 9" (3.12m x 2.97m)

Double bedroom with uPVC double glazed French doors to garden.

En-Suite

Wash hand basin in vanity unit, low level w.c., tiled surrounds, fully tiled double shower, uPVC double glazed side and rear windows, chrome heated towel rail, inset ceiling spotlights.

Bedroom 4 11' 9" x 9' 6" (3.58m x 2.89m)

Fourth double bedroom with uPVC double glazed French doors to balcony.

Bedroom 5

uPVC double glazed front and side windows.

En-Suite

White low level w.c. and wash hand basin, tiled splashback, fully tiled double shower, chrome heated towel rail, inset ceiling spotlights.

Bedroom 6 9' 0" x 6' 3" (2.74m x 1.90m)

uPVC double glazed front window.

Bathroom

White suite comprising panelled bath, pedestal wash hand basin and low level w.c., tiled surrounds, fully tiled shower, tiled floor, uPVC double glazed front window, chrome heated towel rail, inset ceiling spotlights.

Outside

Large "in and out" gated driveway to the front leading to two garages with power and light. Bath stone wall and wrought iron railings and gates. Attractive raised border to side. Stunning, level, lawned rear garden with large paved patio and exceptional rural outlook.



Ground Floor



First Floor



This floor plan illustration is an approximation of existing structures and features and is provided for convenience only with the permission of the seller. All measurements are approximate and not guaranteed to be exact or to scale. Buyer should confirm measurements using their own source. Plan produced using PlanUp.





Energy Performance Certificate

South View, Sluvad Road, New Inn, PONTYPOOL, NP4 0SX

Dwelling type:	Detached house	Reference number:	0250-2827-7762-9523-3415
Date of assessment:	23 June 2017	Type of assessment:	RdSAP, existing dwelling
Date of certificate:	26 June 2017	Total floor area:	208 m ²

Use this document to:

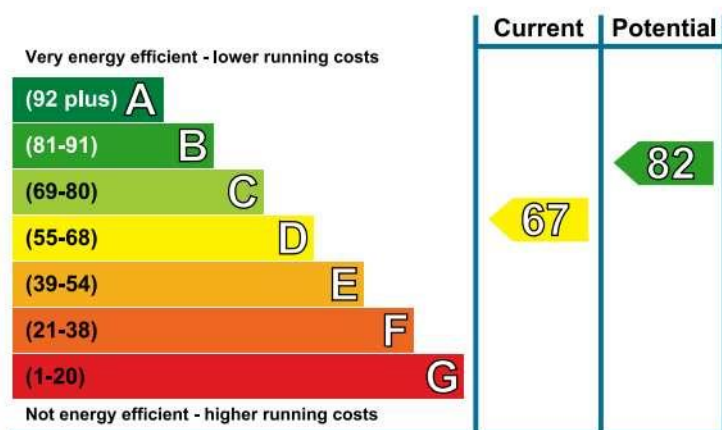
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 5,187
Over 3 years you could save	£ 1,455

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 291 over 3 years	£ 291 over 3 years	
Heating	£ 4,458 over 3 years	£ 3,174 over 3 years	
Hot Water	£ 438 over 3 years	£ 267 over 3 years	
Totals	£ 5,187	£ 3,732	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Flat roof or sloping ceiling insulation	£850 - £1,500	£ 324	
2 Cavity wall insulation	£500 - £1,500	£ 765	
3 Floor insulation (solid floor)	£4,000 - £6,000	£ 210	

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.