



10 Gelli-Unig Place, Pontywaun, Crosskeys, NP11 7GG
Asking Price £259,950

****UPGRADED SEMI-DETACHED BUNGALOW** NO ONWARD CHAIN****

Welcome to this charming **UPGRADED SEMI-DETACHED BUNGALOW** located in the popular village of Pontywaun

This property boasts a spacious reception room, **THREE DOUBLE BEDROOMS**, and a **NEWLY FITTED KITCHEN** which is a highlight of this home, offering a modern and functional space .

The **NEWLY INSTALLED BATHROOM** adds a touch of luxury to the property, providing a tranquil space to unwind after a long day.

One of the standout features of this bungalow is its location to the Brecon and Monmouth Canal. Imagine waking up to the serene sight of the canal every morning - truly a peaceful and idyllic setting.

Convenience is key with this property, as it offers **PARKING FOR TWO VEHICLES** and is within walking distance to the train station. Whether you're commuting to work or exploring the surrounding areas, this location provides easy access to all your needs with the fabulous **CWMCARN FOREST DRIVE** just a short walk away.

Don't miss out on the opportunity to make this delightful bungalow your new home, book your appointment today!!

EPC RATING: C

COUNCIL TAX BAND: C



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ENTRANCE

Enter through a uPVC front door.

ENTRANCE HALLWAY

Central heating radiator, luxury vinyl tile click flooring, storage cupboard housing combi boiler, doors to:

LIVING ROOM

15'10" x 11'7" (4.85 x 3.55)

Double glazed window to the front, central heating radiator, luxury vinyl tile click flooring.

BEDROOM ONE

10'6" x 11'5" (3.21 x 3.48)

Double glazed window to the front, newly fitted carpet, central heating radiator.

BEDROOM TWO

10'4" x 11'5" (3.16 x 3.48)

Double glazed window to the rear, newly fitted carpet, central heating radiator.

BEDROOM THREE

10'4" x 10'4" (3.16 x 3.16)

Double glazed window to the side, newly fitted carpet, central heating radiator.

FAMILY BATHROOM

Panelled bath with mixer tap and shower over, glass shower screen, vanity wash hand basin with close coupled WC, spot lighting, tiled walls, obscure double glazed window to the rear.

KITCHEN/DINER

9'10" x 17'1" (3.01 x 5.22)

Modern style shaker kitchen with a range of base and wall units, square edge work surface, inset stainless steel sin unit, with mixer tap over, integrated gas hob and eye level oven and grill, integrated fridge/freezer, plumbing for automatic washing machine and dishwasher, double glazed windows to the rear and side, double glazed door to the rear, spot lighting, luxury vinyl tile click flooring.

OUTSIDE

FRONT: Low maintenance front garden.

SIDE Pedestrian access to the rear via a side garden

REAR: Steps up to lawned rear garden and patio area.

GARAGE AND DRIVEWAY

Driveway for one vehicle, single garage with up and over door.

TENURE

We have been advised freehold.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			69
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

