



65 Festival Crescent, New Inn, Pontypool, Gwent NP4 0NH
Asking Price £230,000

* SPACIOUS FAMILY HOME IN POPULAR LOCATION WITH NO CHAIN!! *

Sage & Co are delighted to offer for SALE this BEAUTIFUL, SEMI-DETACHED property set in the popular location of NEW INN positioned only a stones throw away from the local New Inn Primary School, close to local amenities and bus route with great travel links to the M4 for Newport, Cardiff and Bristol.

To the ground floor is a GENEROUS SIZE lounge, KITCHEN/DINER with access to the LARGE, ENCLOSED rear garden. The first floor allows access to THREE BEDROOMS, family bathroom with separate WC and ladder access to the LOFT ROOM.

Further benefits include gas central heating, OFF ROAD PARKING for two vehicles and NO CHAIN!
Council tax band C. EPC Rating: C

BOOK YOUR VIEWING TODAY - DO NOT MISS OUT!



Lakeside House, Llantarnam Parkway, Cwmbran, NP44 3GA
Telephone: 01633 838 888 **Email:** cwmbran@sageandco.co.uk

www.sageandco.co.uk

ENTRANCE

Part glazed entrance door to;

ENTRANCE HALL

Wood laminate flooring, double glazed window to side, stairs to first floor, coving, doors to;

LOUNGE

22'0" x 12'10" (6.731 x 3.929)

Two double glazed windows to front, solid fuel fire set in feature surround, coving, wood laminate flooring, two radiators, spot lighting.

KITCHEN/DINER

20'0" x 13'6" (6.113 x 4.116)

Open plan room with double glazed window to rear and double glazed patio doors to side, range of base base and wall units with roll edge work surfaces, integrated fridge/freezer, inset stainless steel 1 and a half sink and drainer unit with mixer tap over, plumbing for automatic washing machine, plumbing for dishwasher, four point gas hob with electric cooker under and extractor hood over, spot lighting chrome radiator, under stairs storage cupboard, ceramic tile flooring

FIRST FLOOR/LANDING

Double glazed window to rear, coving, access to loft room with ladder, doors to;

BEDROOM ONE

11'6" x 11'11" (3.526 x 3.639)

Double glazed window to front, coving, radiator, built in storage cupboard housing combi boiler.

BEDROOM TWO

9'2" x 11'10" (2.798 x 3.632)

Double glazed window to front, coving, radiator.

BEDROOM THREE

10'1" x 6'9" (3.074 x 2.068)

Double glazed window to rear, coving, radiator, wood laminate flooring.

BATHROOM

Two piece suite comprising: panelled bath with mixer tap and shower over, wash hand basin unit with storage under, obscured double glazed window to side, ceramic tiles to floor and walls, radiator.

SEPARATE W.C

Low level WC, ceramic tile flooring, obscured double glazed window to rear.

LOFT ROOM

8'8" x 17'3" (2.663 x 5.279)

Two Velux windows to rear, eaves storage

OUTSIDE

FRONT: Paved driveway for two vehicles, steps and pathway leading to property, side gate access.

REAR: Large patio area, sun deck to side of patio with pagoda over, steps to lawn area with pathway leading to large double shed, outside tap, lights outside, electrical point.

