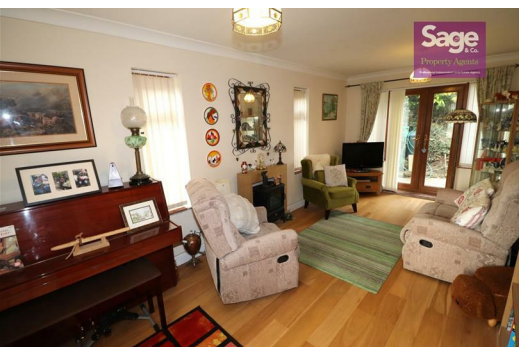




**Dexta Cottage Old Lane, Abersychan, Pontypool, NP4 7DG**  
**£274,000**

**MUST BE VIEWED!!** Sage & Co. are delighted to offer for sale this TWO BEDROOM, DETACHED cottage in Abersychan, Pontypool which boasts stunning views of near by forestry. Built in 2014, this property is well presented and benefits from a lounge, kitchen/diner, utility room, conservatory and ground floor shower room, with a family bathroom and two bedrooms to the first floor. Additional benefits of this property are front and rear gardens with ample OFF ROAD parking. It is also situated in close proximity to local schools, amenities and transport links such as the A4042, making an ideal property for those who commute to Cardiff or Bristol!

Viewing is highly recommended  
Council Tax Band: D  
EPC Rating: C



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

### Entrance

Part glazed front entrance door to:

### Entrance hall

Ceramic tile flooring, radiator, stairs to first floor, doors to;

### Lounge

19'8" x 9'9" (6.00m x 2.98m)

Double glazed French doors to rear, two double glazed windows to side, double glazed window to front, radiator, feature fire place and surround, coving.

### Kitchen/Diner

19'6" x 9'8" (5.95m x 2.96m )

Fitted with a range of base and eye level wall units, work preparation surfaces, inset one and a half bowl stainless steel sink and drainer unit, space for gas cooker with filter hood over, integrated dishwasher, double glazed window to front and side, ceramic tile flooring, coving, wood burner, doors to:

### Utility Room

8'4" x 9'0" (2.56m x 2.76m)

Fitted base and wall units, ceramic tile splash backs, single drainer sink unit, wall mounted Combi boiler, double glazed French doors to rear, space for fridge/freezer, plumbing for automatic washing machine, door to;

### Shower Room

Low level WC, shower cubicle, vanity wash hand basin, ceramic tile splash backs, radiator.

### Conservatory

11'5" x 10'5" (3.48m x 3.20m)

Double glazed window to side, double glazed doors to rear with cavity wall base.

### First Floor

Two built-in storage cupboards, one with a radiator, Velux window to front, doors to;

### Bedroom One

19'6" x 9'7" (5.95m x 2.94m)

Feature Velux window opening to rear aspect, Velux window to front, radiator.

### Bedroom Two

19'6" x 9'9" (5.95m x 2.98m)

Velux windows to front and rear, radiator.

### Bathroom

6'8" x 9'0" (2.05m x 2.76m)

Obscure double glazed window to rear, radiator, low level WC, pedestal wash hand basin, ceramic tile splash backs, tile effect laminate flooring.

### Outside

Level front garden, mainly laid to gravel with hedge and stone wall borders, side gate access to rear and panoramic views to side

Enclosed rear garden, hedge borders to one side, remainder wood panels, spacious garden shed with power and light connected, decking area directly outside of conservatory with side access from the front.

### Tenure

We have been advised that the property is Freehold.

