



**71 John Jobbins Way, Pengarn, Pontypool, NP4 8EG**  
**Offers Over £290,000**

**Ideal family home!! NOT TO BE MISSED!!**

Situated in Pengarn, Pontypool, Sage and Co are delighted to offer for sale this FOUR BEDROOM well presented family home with a DETACHED GARAGE, DRIVEWAY parking for two cars and an enclosed rear garden. Situated within close proximity to Pontypool Park, leisure centre and museum for picturesque walks and leisure facilities. Road and rail links are also easily accessible. Viewing highly recommended. Council tax band E, EPC rating B.



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

Double glazed window to side.

### Cloakroom/WC

Low level WC, pedestal wash hand basin, ceramic tile splashbacks, obscure double glazed window to side, radiator, storage cupboard.

### Lounge

11'0" x 15'5" (3.36 x 4.70)

Double glazed window to front, double radiator.

### Kitchen

9'7" x 19'3" (2.94 x 5.87)

Fitted with a range of base and eye level wall units, roll edge work preparation surfaces, ceramic tile splash backs, inset one and a half bowl stainless steel sink unit, gas hob with extractor hood over and oven under, integral fridge/freezer and dishwasher, ceramic tile flooring, double radiator, double glazed French doors to rear.

### Utility Room

Roll edge work surfaces, space for tumble dryer, plumbing for automatic washing machine, double glazed window to side.

### First Floor

Access to loft space, storage cupboard housing water tank, radiator, doors to;

### Bedroom One

10'0" x 10'10" max (3.07 x 3.32 max)

Double glazed window to front, door to;

### En-Suite

5'10" x 7'1" (1.79 x 2.16)

Walk-in mains shower, pedestal wash hand basin, low level WC, ceramic tile splash backs, radiator, obscure double glazed window to side.

### Bedroom Two

10'0" x 10'2" (3.05 x 3.12)

Double glazed window to rear, radiator.

### Bedroom Three

8'11" x 9'7" (2.74 x 2.93)

Double glazed window to front, radiator.

### Bedroom Four

6'10" x 8'11" (2.09 x 2.73)

Double glazed window to rear, radiator.

### Bathroom

Double window to side, radiator, pedestal wash hand basin, low level WC, panelled bath with mains shower over, ceramic tile splash backs.

### Outside

Driveway parking to the side.

Enclosed rear garden laid to patio and lawn with remainder raised decking area with slate finish, outside tap, side gate access to the garage with power and light connected and up and over door.

### Tenure

We have been advised that the property is Freehold, to be verified

