



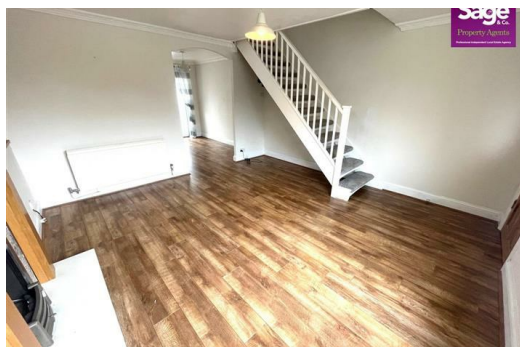
70 Chester Close, New Inn, Pontypool, NP4 0LU

Offers Over £200,000

NO CHAIN!!!

SOUGHT AFTER NEW INN!! Sage & Co. are delighted to offer for sale this well presented THREE BEDROOM SEMI DETACHED FAMILY HOME. This property has been well cared for and benefits from a light and airy Lounge, an open plan Kitchen/Dining room and conservatory to the ground floor which provides a great space for hosting family and friends. The first floor is made up of THREE BEDROOMS and a FAMILY BATHROOM. An enclosed garden to the rear and OFF ROAD PARKING for MULTIPLE CARS to the front of the property. Schools, local amenities and public transport links are in close proximity, along with the Llandegfedd Reservoir and Pontypool Park which offer excellent walks and leisure facilities. Viewing is highly recommended!

EPC Rating: D
Council Tax Band: C



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

Entrance

Part glazed front entrance door to:

Entrance Porch

Glazed door to:

Lounge

13'6" x 14'2" (4.14m x 4.32m)

Double glazed window to front, feature fire place and surround, stairs to first floor, under stair storage space, ceiling cornice, opening to:

Dining Area

7'1" x 10'7" (2.18m x 3.23m)

Double glazed French doors to conservatory, double radiator, ceiling cornice, opening to:

Kitchen

6'2" x 11'2" (1.90m x 3.42m)

Fitted with a range of base and eye level wall units, inset stainless steel sink and drainer unit, roll edge work preparation surfaces, gas hob, oven under, filter hood over, ceramic tile splash backs, space for fridge/freezer, plumbing for automatic washing machine, glazed window to conservatory

Conservatory

Ceramic tile flooring, door to rear, double glazed windows to side and rear

First Floor

Access to loft space, built in storage cupboard with shelving, doors to:

Bedroom One

8'5" x 10'5" (2.58m x 3.18m)

Double glazed windows to front, fitted wardrobe to one wall, coving, radiator

Bedroom Two

9'7" x 5'10" (2.94m x 1.79m)

Double glazed window to rear, radiator

Bedroom Three

6'9" x 7'6" (2.06m x 2.30m)

Double glazed window to rear, radiator

Bathroom

Panelled bath with mains shower over, vanity wash hand basin with cupboards under, low level WC, ceramic tile walls, opaque double glazed window to side, chrome towel radiator

Outside

Front- Off road parking, mainly laid to lawn with steps leading to front entrance door. Side gate access to rear

Rear- Enclosed rear garden, split over two levels, lower level is mainly laid to gravel with a lawn area. Upper level is laid to gravel, garden shed to remain. Outside water tap.

Tenure

The vendors have advised that the property is Freehold, to be verified

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		68	
(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	

