



135 Lasgarn View, Varteg, Pontypool, Gwent NP4 7SF
£195,000

IMMACULATE CONDITION AND CONTEMPORARY FINISH THROUGHOUT! Sage and Co offer for sale this THREE BEDROOM, SEMI DETACHED FAMILY HOME, located in a popular residential area it certainly has the WOW FACTOR, with a spacious kitchen/diner and a lounge which provides the perfect space for entertaining family and friends, further benefits are a utility room, driveway parking and a low maintenance enclosed level rear garden with decked area to make the most of the summer evenings. Viewing is recommended to full appreciate this property. NOT TO BE MISSED!! Council tax band B, EPC rating D.



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

Entrance

Part glazed front entrance door, obscure double glazed window to side, door to;

Entrance Hall

Stairs to first floor, doors to;

Living Room

18'2" x 10'5" (5.55 x 3.19)

Double glazed window to front and rear, two designer radiators, feature media wall.

Kitchen/Diner

10'4" x 14'3" (3.15 x 4.35)

Modern kitchen fitted with a range of base and eye level wall units, work preparation surfaces over, ceramic tile splash backs, inset sink and drainer unit, electric hob, extractor fan over, oven and built-in microwave, plumbing for automatic washing machine, double glazed windows to side and rear.

Utility Room

7'4" x 7'8" (2.26 x 2.34)

Under stair storage cupboard, radiator, space for fridge/freezer and tumble dryer, part glazed door to side.

First Floor

Access to loft space, built-in storage cupboard, doors to;

Bedroom One

8'10" 13'11" (2.70 4.25)

Two double glazed windows to rear, radiator, built-in storage cupboard.

Bedroom Two

9'1" max x 17'1" (2.78 max x 5.23)

Double glazed window to front, radiator.

Bedroom Three

9'1" x 8'0" (2.79 x 2.44)

Double glazed window to side, radiator.

Bathroom

9'1" x 8'0" (2.79 x 2.44)

Panelled bath with mains shower over, vanity wash hand basin, low level WC, ceramic tile walls and flooring, obscure double glazed window to side, chrome towel radiator.

Outside

Front - Enclosed driveway providing off road parking. Side gate access to rear.

Enclosed rear garden mainly laid to gravel with remainder laid to decking, garden shed to remain, outside water tap.

Tenure

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

