



**6 Blodwen Road, New Inn, Pontypool, NP4 0QP**

**£120,000**

Ideal investment opportunity!! Sage and Co are delighted to offer for sale this well presented TWO BEDROOM first floor flat in the sought after area of New Inn. This property benefits from a lounge, fitted kitchen with panoramic views, family bathroom and rear garden with decking area and summer house. Situated within close proximity to schools, local amenities and road, bus and rail transport links. Ideal investment, currently tenanted .

Viewing highly recommended.  
Council tax band B, EPC rating C.



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

## Entrance

Part glazed front entrance door to;

## Stairs to First Floor

Two built in storage cupboards, access to loft space, radiator, smoke alarm.

## Living Room

10'11" x 14'11" (3.33 x 4.55)

Double glazed window to rear, radiator, coving.

## Kitchen

6'11" x 12'9" max (2.12 x 3.89 max)

Fitted with a range of base and eye level wall unit, roll edge work surfaces, inset one and a half bowl stainless steel sink unit with drainer, inset electric hob, oven under, extractor hood over, space for fridge/freezer, plumbing for automatic washing machine, space for tumble dryer, built-in pantry. Radiator, wall mounted Combi boiler. Double glazed window to front with superb views over Folly and the Sugar Loaf.

## Bedroom One

10'11" x 11'8" (3.33 x 3.56)

Double glazed window to rear, radiator, built-in wardrobe.

## Bedroom Two

10'1" x 8'2" (3.09 x 2.51)

Double glazed window to front, radiator.

## Bathroom

5'3" x 7'3" (1.62 x 2.23)

Three piece suite in white comprising; Panelled bath with electric shower over, pedestal wash hand basin, low level WC, obscure double glazed window to side, ceramic tile splash backs, chrome towel radiator.

## Outside

Rear - Lawn garden with raised sun deck with quality garden shed. Further brick built garden store shed.

## Tenure

Leasehold

