Sage & Co.
Property Agents

6 Blodwen Road, New Inn, Pontypool, NP4 0QP
Guide Price £115,000

GUIDE PRICE £115,000 - £120,000

NO CHAIN !! 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. Viewing highly recommended.
Council tax band B, EPC rating C.

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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

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	76
(55-68) D		
(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 CO2 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 CO2 emissions		
England & Wales	EU Directive 2002/91/EC	