



Duffryn Hedd School Road, Pentwyn,, Abersychan, Pontypool, NP4 7TJ
£470,000

NOT TO BE MISSED! This well presented **THREE BEDROOM BUNGALOW** is offered for sale, set on a spacious plot with a detached garage and a detached Annex making it perfect for multi-generation living or for an air B'n'B opportunity. Panoramic views over countryside, gardens wrap around the property and driveway parking for multiple vehicles. Viewing is recommended to fully appreciate. Council tax band D, EPC rating A.



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

Double glazed windows to front, double glazed door to:

Entrance Hall

Underfloor heating running throughout the entire property, access to loft space, built in storage cupboard, doors to:

Lounge

12'6" x 22'1" (3.83m x 6.74m)

Triple glazed window to front and side, log burner, doors to:

Kitchen/Diner

22'0" x 12'7" (6.72m x 3.84m)

Fitted with a range of base and eye level wall units, work preparation surfaces, inset stainless steel sink and drainer unit, integrated fridge/freezer and double oven, space for dishwasher, electric hob with extractor hood over, triple glazed window to rear, opening to:

Utility Room

Double glazed window to rear, part glazed opaque door to rear, inset stainless steal sink and drainer unit, roll edge work preparation surfaces, plumbing for automatic washing machine, base and eye level wall units, part glazed door to rear

Bedroom One

12'7" x 13'8" (3.86m x 4.17m)

Triple glazed window to rear, walk-in wardrobe, door to:

En-suite/Wet Room

Electric shower, pedestal wash hand basin, low level WC, opaque triple glazed window to side, spotlights to ceiling, shaver point.

Bedroom Two

9'0" x 10'2" (2.75m x 3.12m)

Triple glazed window to front, fitted wardrobes to one wall

Bedroom Three

10'10" x 7'2" (3.32m x 2.20m)

Triple glazed window to front

Bathroom

8'7" x 7'11" (max) (2.62m x 2.42m (max))

Three piece suite comprised: 'P' shaped bath with mains shower over, low level WC, vanity wash hand basin, opaque triple glazed window to rear, chrome towel radiator, built in cupboard with water tank, electric shaver point

Annex

Detached, self contained annex:

Kitchen / Living Area

17'10" x 11'7" (5.44m x 3.54m)

Fitted with a range of base and eye level wall units, inset sink, half bowl and drainer unit, work preparation surfaces, electric

hob, filter hood over and oven under, double glazed window to side, double glazed French doors to rear, built in storage cupboard, log burner, doors to:

Bedroom

11'11" x 8'11" (3.65m x 2.72m)

Double glazed window to side

Wet Room

Electric shower, low level WC, vanity wash hand basin, shaver point, double glazed window to side

Outside

Spacious, enclosed wrap around garden.

Front- Electric gate access to driveway parking and access to a generous garage with electric roller doors which also benefits from lighting and power connected.

Rear- Decking area between the rear of the property and the annex, with a water tap and power point. Level garden which is mainly laid to lawn with mature hedge borders

Tenure

The vendor has advised that the property is Freehold, to be verified

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs	100	100
(92 plus) A		
(81-91) B		
(69-80) C		
(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 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	

