



192 The Highway, New Inn, Pontypool, NP4 0PQ

£320,000

Offered for sale with NO ONWARD CHAIN!! This detached THREE BEDROOM is situated on the sought after area of New Inn, Pontypool. In need of some renovation, this property benefits from a spacious living room and spacious dining room with original parquet flooring running throughout most of the ground floor. Further benefits include parking to the rear of the property and a detached garage. The Highway is in close proximity to local amenities, schools, the Pontypool / New Inn Train Station which is currently undergoing development and public transport links which makes it ideal for those who need to commute to Cardiff or Bristol! Viewing is recommended to truly appreciate!

EPC Rating: D
Council Tax Band: F



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

Entrance

Part glazed front entrance door to:

Entrance Hall

Original parquet flooring, stairs to first floor, two opaque double glazed windows to front, radiator, coving, doors to:

Lounge

14'0" x 12'5" (4.29m x 3.80m)

Double glazed bay fronted windows, radiator, feature fire place, coving

Kitchen

9'5" x 9'3" (2.89m x 2.83m)

Fitted with a range of base and eye level wall units, inset stainless steel sink, half bowl and drainer unit, space for gas cooker, plumbing for automatic washing machine, ceramic tile splash backs, double glazed window to rear, part glazed door to rear

Cloakroom / WC

Low level WC, wall mounted wash hand basin

Store Room

5'1" x 5'8" (1.57m x 1.73)

Double glazed window to side, wall mounted boiler

Dining Room

14'11" x 14'4" (4.56m x 4.39m)

Double glazed window to rear, two radiators, door to:

Shower Room

8'4" x 7'11" (2.56m x 2.42m)

Electric shower, pedestal wash hand basin, low level WC, radiator, extractor fan, opaque double glazed window to side

First Floor

Double glazed window to side, stair access to loft space, storage cupboard, doors to:

Bedroom One

14'1" x 11'6" (4.30m x 3.53m)

Double glazed bay fronted window, built in storage space, radiator, double radiator

Bedroom Two

14'11" x 11'6" (4.56m x 3.53m)

Double glazed window to rear

Bedroom Three

9'1" x 12'1" (2.79m x 3.70m)

Double glazed window to rear, radiator, built in wardrobe

Bathroom

6'10" x 9'3" (2.10m x 2.83m)

Three piece suite comprised: panelled bath, with electric shower over, pedestal wash hand basin, low level WC, towel radiator, opaque double glazed window to front, ceramic tile splash backs

Loft space

Boarded, lighting connected, velux window


Outside

Front-Steps up to paved path leading to front entrance door, remainder laid to lawn, side access to rear

Rear- Enclosed rear garden, mainly laid to patio, car hard stand for two cars, garage,

Tenure

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	60	
(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		
(82 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 