



34 Caroline Road, New Inn, Pontypool, NP4 0QL
£179,950

NO UPPER CHAIN! Situated in the sought after area of New Inn, Sage and Co offer for sale this THREE BEDROOM, end terrace property. In need of some modernisation, this property benefits from a large kitchen/diner and a useful utility space, first floor bathroom, front and rear gardens and is situated within close proximity to schools, local amenities, Pontypool/New Inn train station. Viewing is highly recommended. Council tax band C, 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:

Entrance Hall

Opaque double glazed window to front, radiator, stairs to first floor, door to:

Living Room

12'11" x 15'3" (3.94 x 4.65)

Double glazed window to front, feature fire place and surround, coving, radiator

Kitchen

8'4" x 18'8" (2.55 x 5.71)

Fitted with a range of base and eye level wall units, inset sink and drainer unit, space for gas cooker, ceramic tile splash backs, double glazed window to rear and side, radiator, built in pantry, space for fridge/freezer, plumbing for automatic washing machine, door to:

Utility Room/Outside Store

8'1" x 7'1" (2.48 x 2.17)

Built in storage cupboard, part glazed door to rear:

First Floor

Double glazed window to side, access to loft space, doors to:

Bedroom One

11'8" x 10'9" (3.57 x 3.29)

Double glazed window to front, radiator, coving

Bedroom Two

8'5" x 10'0" (2.58 x 3.05)

Double glazed window to rear, radiator, coving, built in storage housing combi boiler with shelving

Bedroom Three

9'6" max x 7'7" max (2.90 max x 2.33 max)

Double glazed window to front, radiator, built in storage cupboard

Bathroom

5'4" x 5'1" (1.64 x 1.56)

Panelled bath with electric shower over, pedestal wash hand basin, radiator, opaque double glazed window to rear, ceramic tile walls

Outside

Front: Paved path to front entrance door with remainder laid to lawn

Rear: Enclosed rear garden with wooden fence, decking area, paved path to rear gate, remainder laid to patio, outside water tap.

Tenure

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

