



12 Jerusalem Lane, , New Inn NP4 0NR

£295,000

PERFECT FAMILY HOME!! NOT TO BE MISSED!!

Set in the sought after area of New Inn, this exceptionally well presented THREE BEDROOM, SEMI DETACHED property is offered for sale. This property benefits from a STUNNING living/diner which provides the perfect space for hosting family and friends along with a contemporary kitchen and a useful utility room to the ground floor. To the first floor, bedrooms offer exceptional views to the front, along with a modern bathroom and WC. There is ample driveway parking to the front and a spacious, enclosed rear garden. Jerusalem Lane is in close proximity to schools, amenities and transport links which makes it the perfect family home! Viewing is highly recommended!

Council Tax band C, EPC rating D.



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

Radiator, stairs to first floor, double glazed window to side, opening and door to;

Living Room/Dining Room

22'0" x 12'10" (6.72 x 3.93)

Living Room Area

12'10" x 9'2" (3.93 x 2.81)

Feature fireplace, radiator, double glazed window to front.

Dining Room Area

12'10" x 12'4" (3.93 x 3.78)

Feature fireplace, radiator, double glazed window to front.

Kitchen

8'9" x 9'6" (2.69 x 2.92)

Fitted with a range of base and eye level wall units, inset composite sink and drainer unit, marble effect work preparation surfaces, gas hob with extractor hood over, inset eye level double oven, inset dishwasher, ceramic tile splashbacks, double glazed window to rear, under stair storage cupboard, doors to;

Utility Room

11'0" x 9'2" max (3.36 x 2.81 max)

Double glazed window to rear, fitted base units with roll edge work surfaces, space for tumble dryer, plumbing for automatic washing machine, electric storage heater, door to;

W/C

Obscure double glazed window to side, low level WC.

First Floor

Engineered solid oak flooring, double glazed window to rear, access to loft space, doors to;

Bedroom One

12'5" x 11'11" (3.79 x 3.64)

Double glazed window to front, radiator, built-in storage cupboard housing boiler.

Bedroom Two

9'1" x 11'9" (2.77 x 3.60)

Double glazed window to front, radiator.

Bedroom Three

10'0" x 6'10" (3.06 x 2.09)

Double glazed window to rear, radiator.

Bathroom

Panelled bath, electric shower over, ceramic tile splash backs, vanity wash hand basin, ceramic tile flooring, obscure double glazed window to side.

Separate WC

Low level WC, obscure double glazed window to rear, ceramic tile splash backs.

Outside

Level front garden with ample off road parking and shrub borders to one side with remainder laid to gravel. Paved steps leading to front entrance door.

Enclosed and spacious rear garden, mainly laid to gravel, feature decking area with pergola over and remainder laid to lawn.

Tenure

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

