



26 Hillcrest, New Inn, Pontypool, NP4 0NQ

£285,000

Situated in the popular residential area of New Inn, Sage & Co. offer for sale this FOUR BEDROOM, DETACHED, family home. This property benefits from generous living space which has a tilt and turn door leading to the rear garden, along with a kitchen / diner which is perfect for hosting gatherings for family and friends. Further benefits include a ground floor WC, two good sized bedrooms to the front of the property, a single garage and ample DRIVEWAY PARKING. There are also far stretching mountain views towards the Folly Tower and Shell Grotto. Situated next to New Inn Primary School, the property is also in close proximity to local amenities and public transport links, along with the Pontypool and New Inn Train Station. Viewing is highly recommended!

EPC Rating: D
Council Tax Band: E



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

Two radiators, stairs to first floor, coving, doors to:

Cloakroom / WC

Low level WC, pedestal wash hand basin, opaque double glazed window to side, coving

Kitchen / Diner

22'2" x 11'10" (6.78m x 3.62m)

Fitted with a range of base and eye level wall units, roll edge work preparation surfaces, inset composite sink, half bowl and drainer unit, ceramic tile splash backs, inset electric hob with filter hood over, inset eye level double oven, plumbing for automatic washing machine, space for fridge/freezer, double glazed window to rear and double glazed window to side, radiator, two built in storage cupboards (with one housing the combi boiler), part glazed door to side

Living Room

21'3" 10'11" (6.50m 3.35m)

Double glazed window to front, double glazed twist and slide door to rear, feature fire place and surround, radiator, coving

First Floor

Access to loft space, doors to:

Bedroom One

12'3" x 11'0" (3.75m x 3.36m)

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

Bedroom Two

10'5" x 10'1" (3.20m x 3.09m)

Double glazed window to front, fitted wardrobe to one wall, two built in storage cupboard, radiator, coving

Bedroom Three

8'8" x 10'9" (2.65m x 3.28m)

Double glazed window to rear, radiator, coving

Bedroom Four

8'6" x 6'11" (2.61m x 2.11m)

Double glazed window to rear, radiator

Bathroom

Three piece suite comprised: low level WC, vanity wash hand basin, panelled bath with electric shower over, opaque double glazed window to rear, fully ceramic tile walls and flooring

Outside

Front - Driveway parking, leading to single garage, hedge boarder to one side with remainder laid to lawn.

Rear - Enclosed, rear garden which is mainly laid to lawn with shrub borders, with remainder laid to patio which offers panoramic views, outside water tap connected.

Tenure

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

Agents Note

The Vendor has advised that the rear extension kitchen area experienced subsidence 7 years ago, with no progressive movement for the last 5 years. The vendor has advised that they will get a structural engineers report. There are approved plans for the demolition and like for like re-build of the extension.

