



23 The Walk, New Inn, Pontypool, Gwent NP4 0PU
Asking Price £210,000

Semi Detached Bungalow!

Sage & Co are delighted to offer for sale this TWO BEDROOM BUNGALOW, quietly situated in this cul de sac location. This well presented property also benefits from OFF ROAD PARKING, superb gardens with a large vegetable plot, fruit trees and established flower and shrub borders, double glazed windows throughout and a gas central heating system with combi boiler. NOT TO BE MISSED! Council Tax Band B, 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 Porch

Double glazed windows to front and side aspects, part glazed door to:

Entrance Hall

Radiator, built in cupboards housing combi boiler, access to loft space, doors to:

Cloakroom/WC

Low level WC

Lounge

12'2" x 9'10" (3.72m x 3.00m)

Double glazed French doors to rear, feature fire surround with coal effects gas fire, door to:

Dining Room

8'3" x 6'6" (2.53m x 1.99m)

Double glazed window to front, radiator, doors to:

Kitchen

19'2" 4'4" (5.86m 1.33m)

Galley style kitchen comprising of base and eye level wall units with inset stainless steel single drainer sink unit, gas cooker point, plumbing for automatic washing machine, ceramic tile splashbacks, double glazed windows to front and rear aspects, double glazed doors to front and rear gardens

Bedroom One

11'10" x 9'9" (3.63m x 2.98m)

Double glazed window to rear, radiator

Bedroom Two

8'3" x 7'3" (2.53m x 2.21m)

Double glazed window to front, radiator

Bathroom

Two piece suite comprising of: panelled bath with shower mixer tap, vanity wash hand basin, radiator, opaque double glazed window to front, radiator

Outside

Rear: A showpiece garden, our clients pride and joy!

A large paved patio to the bungalow leads to large landscaped gardens with an allotment sized vegetable plot. Established fruit trees, cherry, plum and apple, alongside raised flower beds and borders. A large timber shed/workshop is also included plus a second (enclosed) patio with fitted seating area provides an ideal spot for BBQ's

Tenure

The vendors have advised that the property is Freehold.

