



Sage
& Co.
Property Agents

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Professional Independent Local Estate Agency



43 The Highway, New Inn, Pontypool, NP4 0PW

£260,000

NOT TO BE MISSED!!

Situated in the popular residential area of New Inn, Sage & Co. offer for sale this spacious and well-presented THREE BEDROOM END TERRACE. This property offers a comfortable and family-friendly living space, boasting a large living/dining room, perfect for entertaining or relaxing, and a generous, light-filled kitchen that is ideal for cooking and family meals. The master bedroom is particularly spacious, offering a peaceful retreat. The property also benefits from an enclosed rear garden, providing a private outdoor space, which leads to a convenient car hardstand for off-road parking. Situated in a prime location, this home is close to local schools, amenities, and excellent transport links. For those who enjoy outdoor activities, the stunning Llandegfedd Reservoir is just a short distance away, offering beautiful walking routes.

This property is an ideal family home – don't miss out! Council tax band D, EPC rating D



Lakeside House, Llantarnam Parkway, Cwmbran, NP44 3GA
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Entrance

Part glazed front entrance door to;

Entrance Hall

Radiator, coving, stairs to first floor, under stair storage cupboard, door to;

Living Room

11'10" x 12'0" (3.63 x 3.67)

Double glazed bay window to front, radiator, ceiling cornice, feature fireplace and surround, archway through to;

Sitting Room

10'5" x 10'6" (3.19 x 3.22)

Double glazed window to rear, radiator, coving,

Kitchen/ Dining Room

23'5" x 9'11" (7.14 x 3.04)

Fitted with a range of base and eye level wall units, inset square stainless steel sink unit with matching drainer, roll edge work preparation surfaces, integrated combi gas boiler, plumbing for automatic washing machine, inset electric hob with oven under, ceramic tiled splashbacks, two double glazed windows to side, double glazed window to rear, double glazed door to rear, two radiators, space for fridge freezer.

First Floor

Double glazed window to side, access to loft space (part boarded), doors to;

Bedroom One

11'11" x 14'3" (3.65 x 4.35)

Double glazed bay window to front with bay seating and drawers under, further double glazed window to front, fitted wardrobes to one wall, new radiator, wood laminate flooring, coving

Bedroom Two

10'5" x 10'7" (3.19 x 3.23)

Double glazed window to rear, new radiator, coving.

Bedroom Three

7'6" x 6'10" (2.30 x 2.10)

Double glazed window to side, new radiator, fitted wardrobes to one wall, coving

Bathroom

7'10" x 10'7" (2.40 x 3.24)

Victorian style roll top bath with ball and claw feet, step up shower unit with screen and electric Mira shower, pedestal wash hand basin, low level WC, obscure double glazed windows to side and rear aspect, chrome towel radiator, full complementary panelled walls

Outside

Front - to the front of the property is an enclosed forecourt
Rear - Single width car hardstanding leading to low maintenance garden with paved patios and artificial grass, raised sun deck, views over woodland, tap connected, under house storage area

Tenure

We have been advised that the property is freehold. To be verified

