



**6 Hand Farm Road, New Inn, Pontypool, NP4 0RD**

**Guide Price £330,000**

GUIDE PRICE £330,000 - £340,000

A surprisingly spacious and thoughtfully extended split level property, this bright and versatile family home is unique and has the potential to convert the lower level into a self-contained annexe. This property has four/five bedrooms, two/three reception rooms and is ideal for a family or multi generational living.

Enjoying panoramic views from the rear, this property boasts a generously landscaped garden, perfect for outdoor relaxation and entertaining. Additional features include off-road parking, a combination of gas central heating and night storage heating and double-glazed windows throughout. Situated in a sought-after location with convenient access to road links, rail connections and local amenities. Offered with no onward chain for a smooth and swift purchase. Council tax band E, EPC rating D



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## Entrance

Part glazed front entrance door to;

Porch - Laminate flooring, part glazed door to;

## Entrance Hall

Double radiator, picture rail, wood laminate flooring, access to loft space, doors to;

## Bedroom One

11'1" x 13'2" (3.40 x 4.02)

Leaded light double glazed bay window to front, night storage heater, built-in double wardrobes, picture rail, wall light points.

## Bedroom Two

11'1" x 13'2" (3.40 x 4.02)

Leaded light double glazed bay window to front, night storage heater, built-in double wardrobes, feature fire surround, picture rail.

## Bedroom Three

10'11" x 10'8" (3.34 x 3.26)

Double glazed window to rear with spectacular views, night storage heaters, picture rail.

## Shower Room

6'8" x 5'8" (2.04 x 1.75)

Built-in shower cubicle, vanity wash hand basin, low level WC, ceramic tile floor and walls, chrome towel rail, obscure double glazed window to rear, fitted bathroom cabinet.

## Lounge

23'5" x 13'7" (7.15 x 4.15)

Double glazed patio doors to sun terrace/deck with amazing views. Parquet/hardwood flooring, double glazed window to side with panoramic views, built-in log effect fire, coving, double radiator, wall light points, door to inner hall and door to;

## Dining Room

10'4" x 12'3" (3.15 x 3.75)

Wood laminate flooring, radiator, three double glazed windows with amazing views, sliding door to;

## Kitchen

10'6" x 7'5" (3.22 x 2.28)

Fitted with a range of base and eye level wall units, fitted food preparation surfaces, inset one and a half bowl single drainer sink unit, built-in dishwasher and fridge, inset electric hob with filter hood over, ceramic tile splashbacks, built-in oven with space for microwave over, double glazed window to side, door to;

## Inner Landing

Stairs to lower ground floor and door to garage.

## Lower Ground Floor/Potential Annex

Hallway with large built-in linen cupboard with shelving, second walk-in store cupboard, doors to;

## Bathroom

6'11" x 16'7" (2.12 x 5.06)

Four piece suite comprising; Panelled bath, bidet, vanity wash hand basin set in bathroom store cabinets, low level WC, obscure double glazed window to side, ceramic tile floor and splash backs, radiator.

## Utility Room/Kitchen

13'11" x 5'10" (4.25 x 1.79)

Inset single drainer sink unit with cupboards under, roll edge work surfaces, double eye level store cupboard, fitted Combi boiler, space for fridge, freezer and washing machine, radiator, obscure double glazed window to rear, part glazed door to outside.

## Bedroom Four

10'9" x 5'11" (3.29 x 1.82)

Single bedroom, double glazed window to rear, radiator.

## Lounge/Home Office/Bedroom Five

10'5" x 8'2" (3.19 x 2.50)

Double glazed window to rear, double glazed patio doors to side, fitted work surfaces with drawers under, radiator. This versatile and light room was most recently used as a craft/hobby room.

## Garage

Single garage with electric up and over door, light connected, courtesy door into the inner hallway.

## Outside

To the front of the property there is driveway parking, access to garage, side access to rear garden and property.

Generous south-east facing rear garden with pleasant views, enclosed and landscaped with many established ornamental trees and shrubs.

The garden is ideal for sunny BBQ'S and quiet enjoyment or for family to spend quality time, with large paved patios, a level lawn and brick built BBQ.

## Tenure

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

